

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Kent Meridian / 61

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 822

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$73,600	\$153,100	\$226,700	\$244,700	92.6%	9.38%
2005 Value	\$78,300	\$164,100	\$242,400	\$244,700	99.1%	8.98%
Change	+\$4,700	+\$11,000	+\$15,700		+6.5%	-0.40%
% Change	+6.4%	+7.2%	+6.9%		+7.0%	-4.26%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.40% and -4.26% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$80,200	\$158,500	\$238,700
2005 Value	\$85,300	\$171,600	\$256,900
Percent Change	+6.4%	+8.3%	+7.6%

Number of one to three unit residences in the Population: 6056

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties on lots greater than 30,000sq. ft., properties adjacent to golf fairways, properties located in Kenatco Estates (major 381470) and properties located in Kentview Heights (major 383215) were at a lower assessment level than other properties in the area and required a greater upward adjustment than the overall. Properties located in Lake Meridian Village (major 405130) had higher assessment levels and required less of an adjustment than the overall.

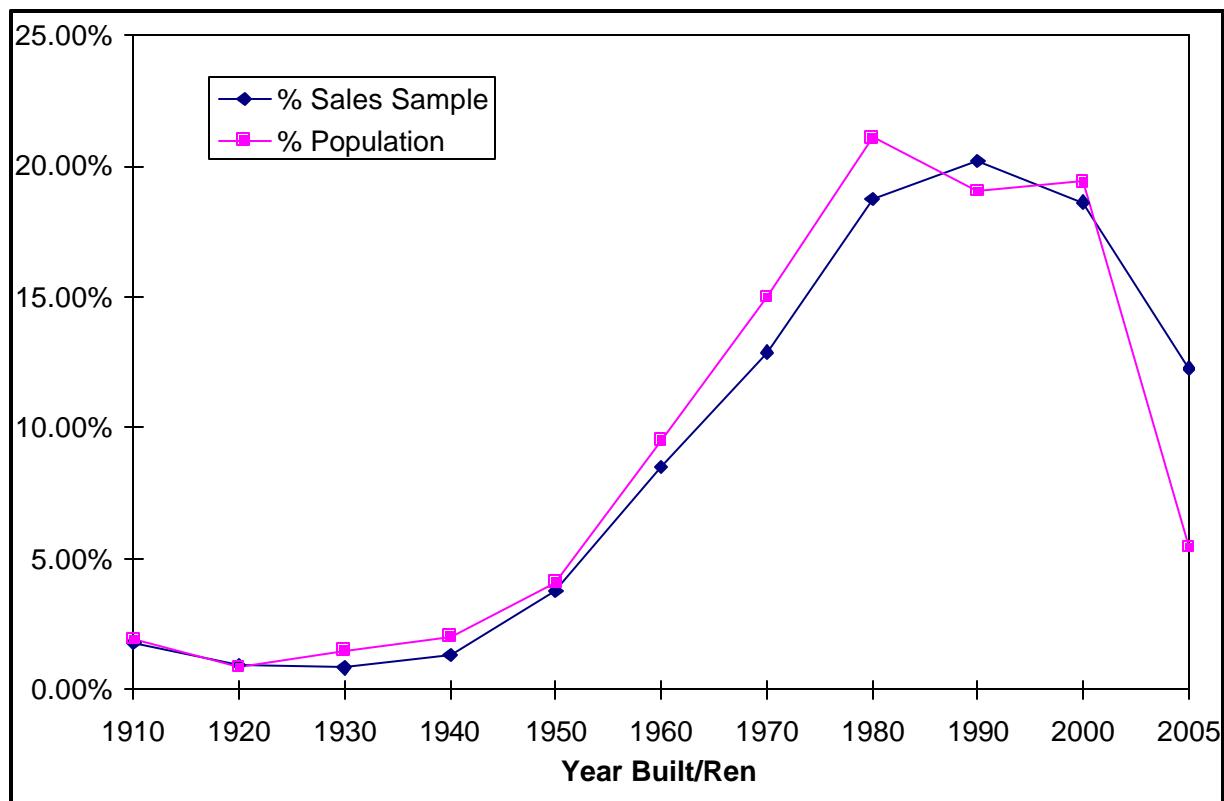
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	15	1.82%
1920	8	0.97%
1930	7	0.85%
1940	11	1.34%
1950	31	3.77%
1960	70	8.52%
1970	106	12.90%
1980	154	18.73%
1990	166	20.19%
2000	153	18.61%
2005	101	12.29%
	822	

Population		
Year Built/Ren	Frequency	% Population
1910	119	1.96%
1920	54	0.89%
1930	92	1.52%
1940	124	2.05%
1950	249	4.11%
1960	577	9.53%
1970	908	14.99%
1980	1276	21.07%
1990	1152	19.02%
2000	1175	19.40%
2005	330	5.45%
	6056	

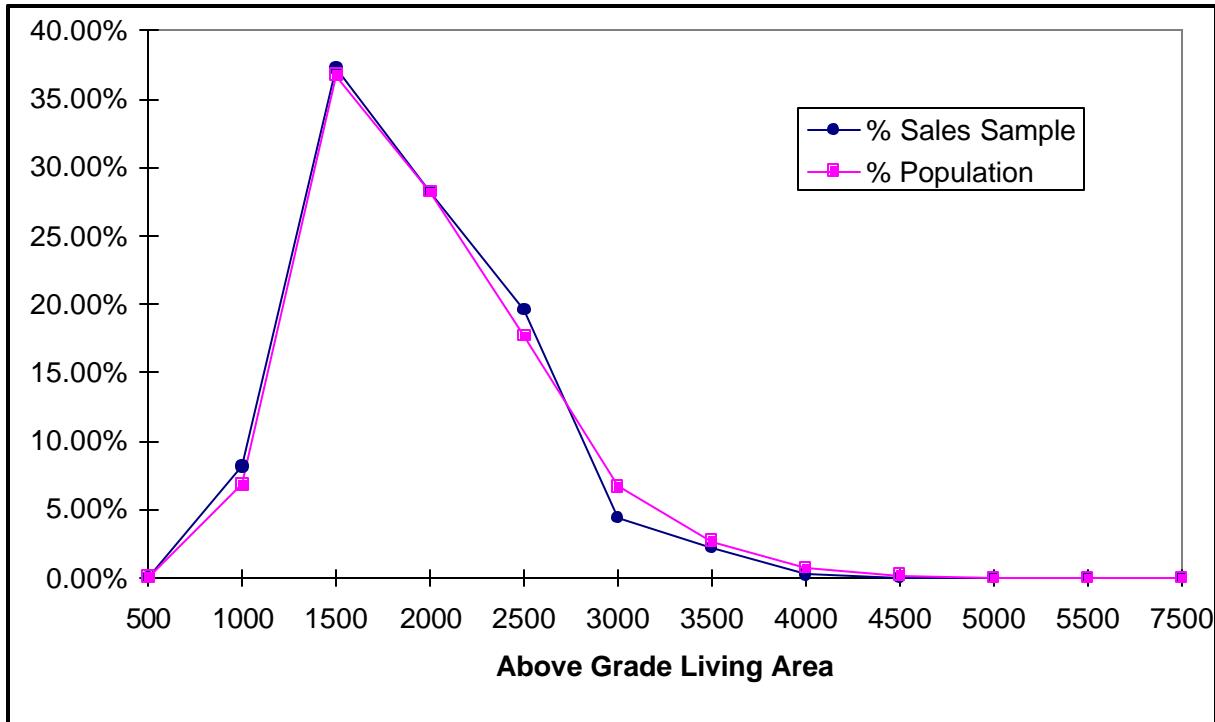


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	67	8.15%
1500	306	37.23%
2000	232	28.22%
2500	161	19.59%
3000	36	4.38%
3500	18	2.19%
4000	2	0.24%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	822	

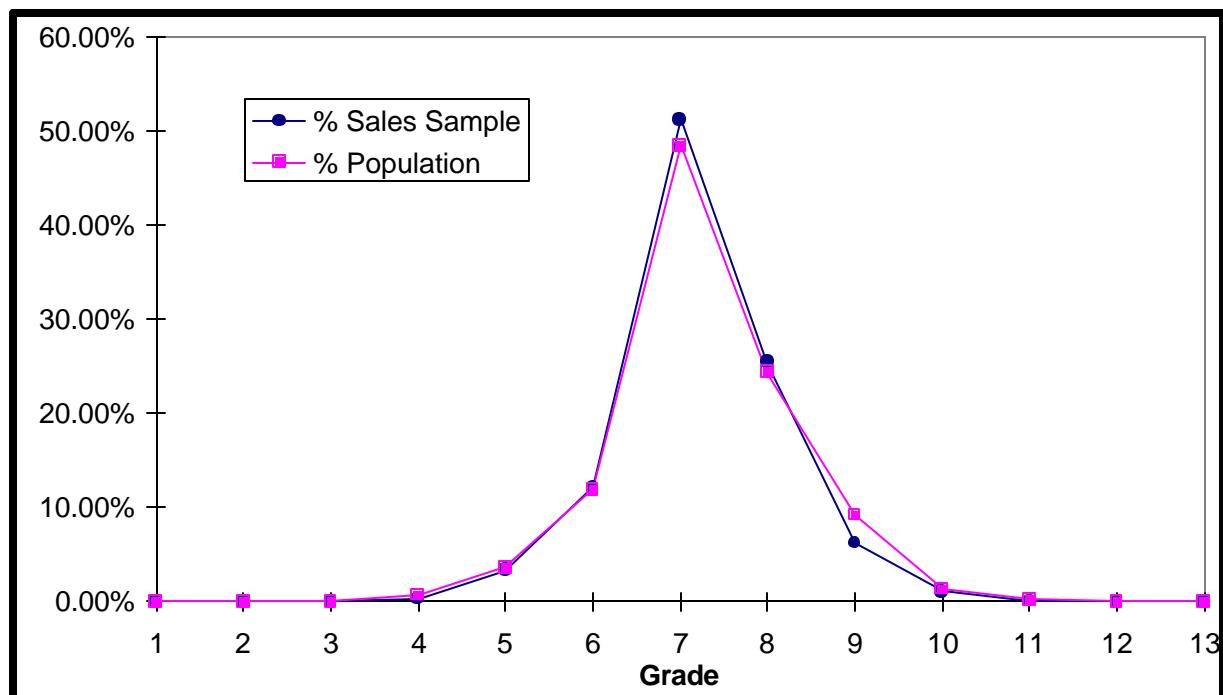
Population		
AGLA	Frequency	% Population
500	3	0.05%
1000	414	6.84%
1500	2225	36.74%
2000	1711	28.25%
2500	1073	17.72%
3000	404	6.67%
3500	163	2.69%
4000	47	0.78%
4500	12	0.20%
5000	1	0.02%
5500	1	0.02%
7500	2	0.03%
	6056	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

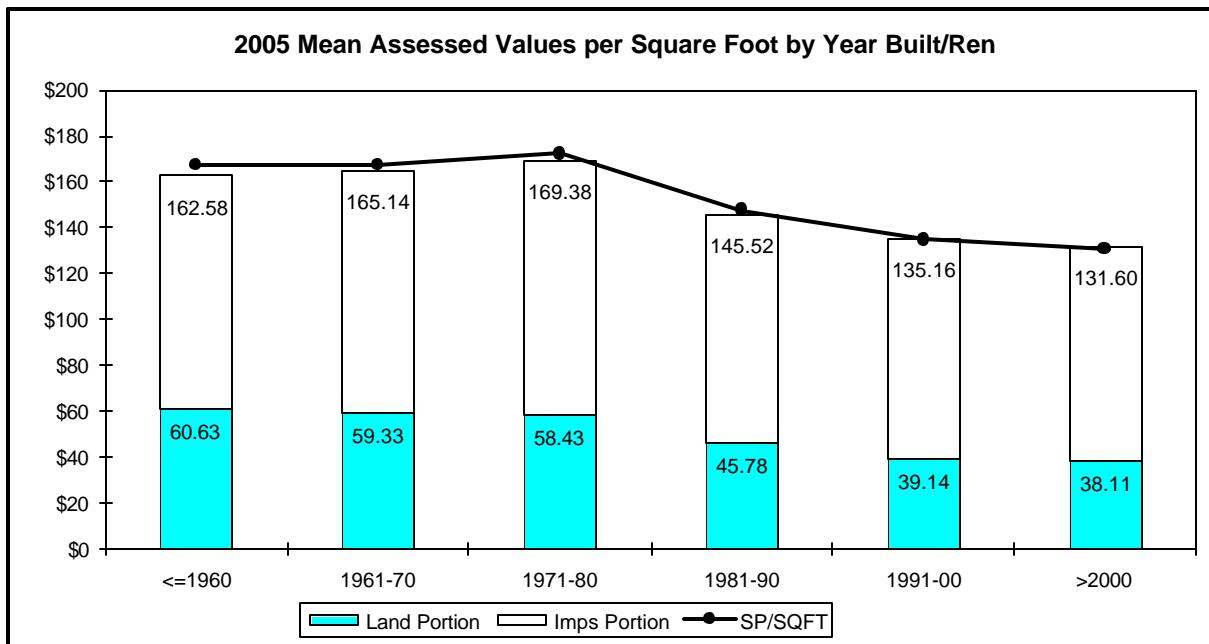
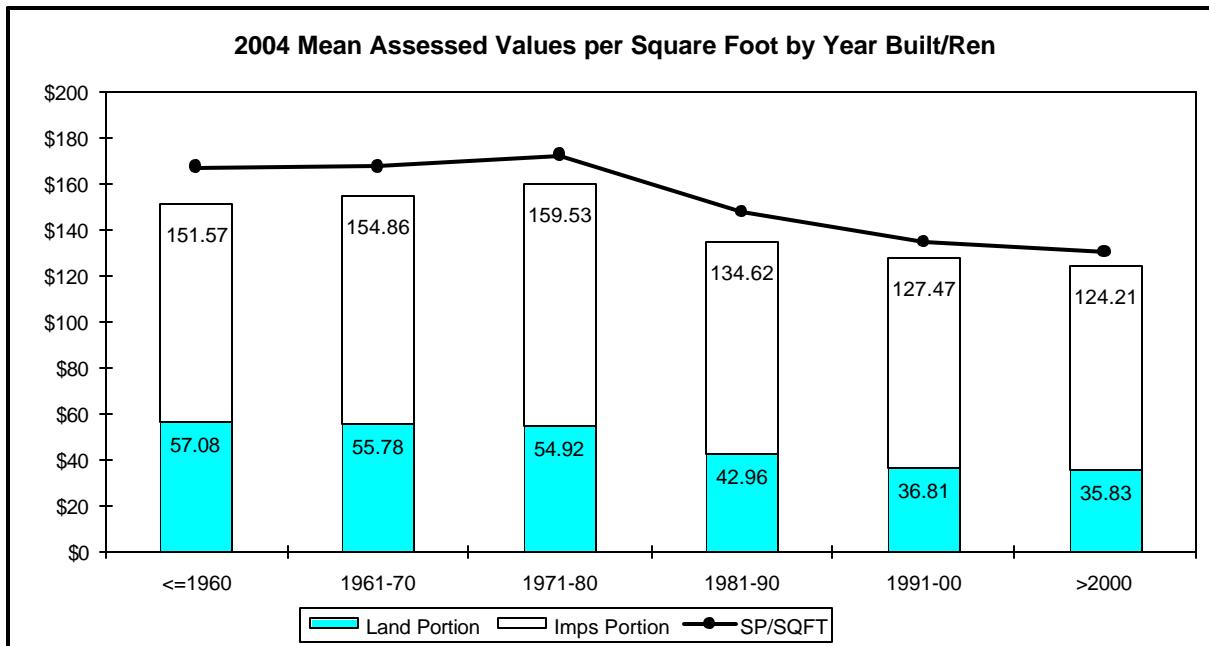
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	3	0.36%	4	41	0.68%
5	28	3.41%	5	220	3.63%
6	100	12.17%	6	721	11.91%
7	421	51.22%	7	2936	48.48%
8	209	25.43%	8	1476	24.37%
9	51	6.20%	9	559	9.23%
10	9	1.09%	10	86	1.42%
11	1	0.12%	11	14	0.23%
12	0	0.00%	12	2	0.03%
13	0	0.00%	13	0	0.00%
	822			6056	



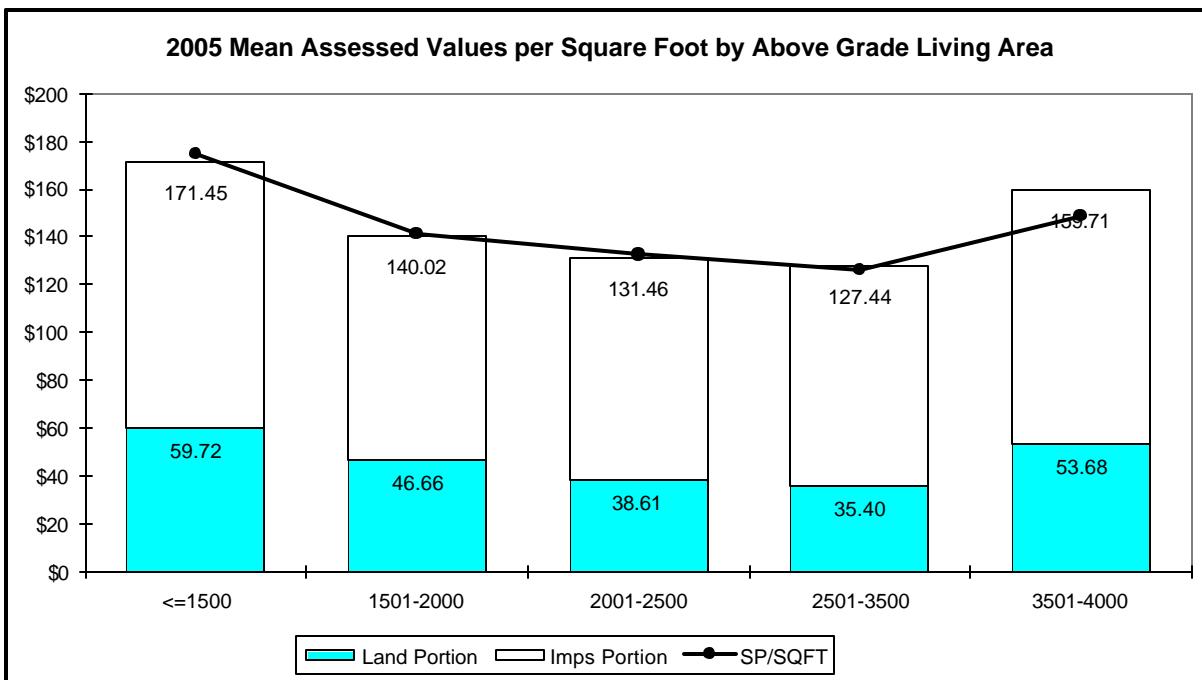
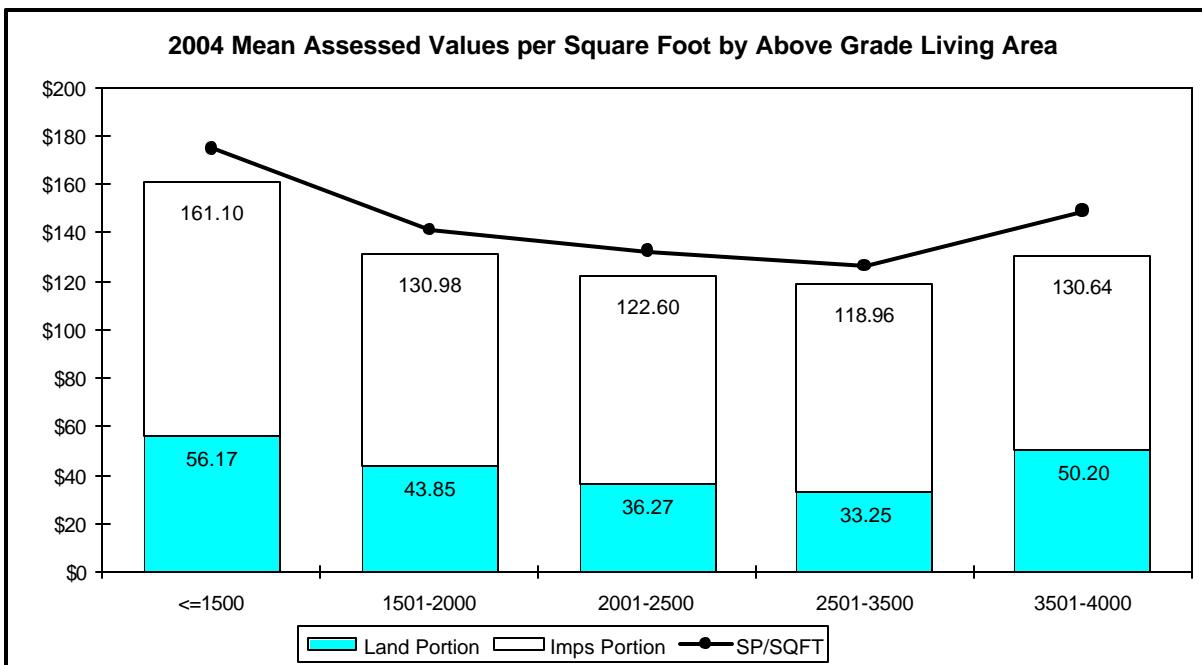
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated***



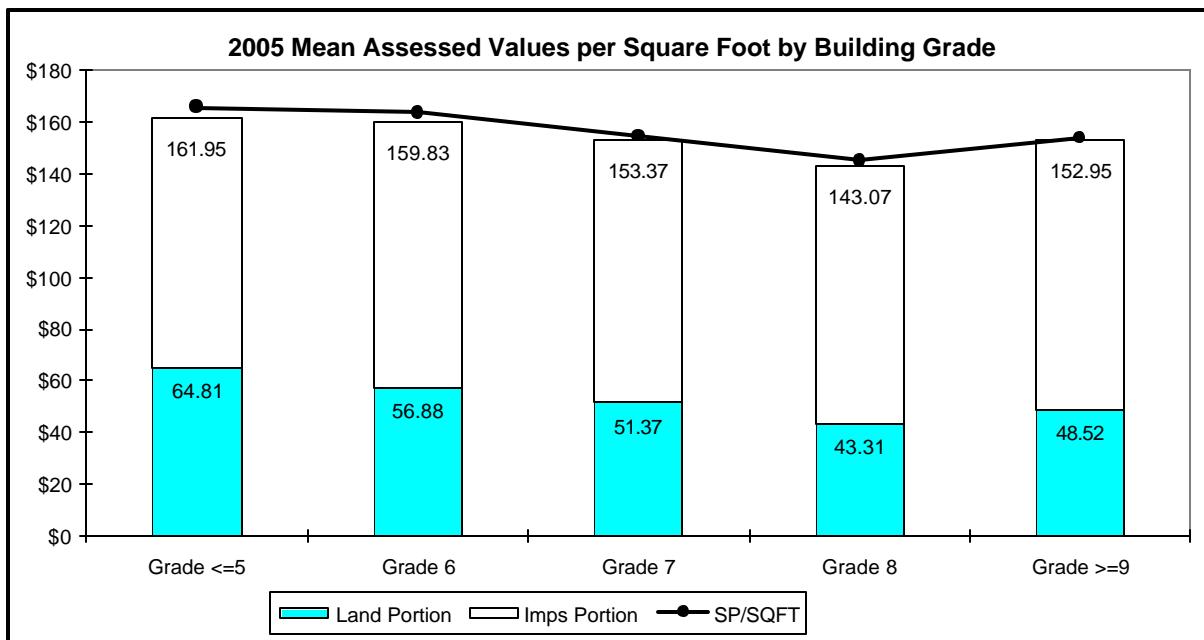
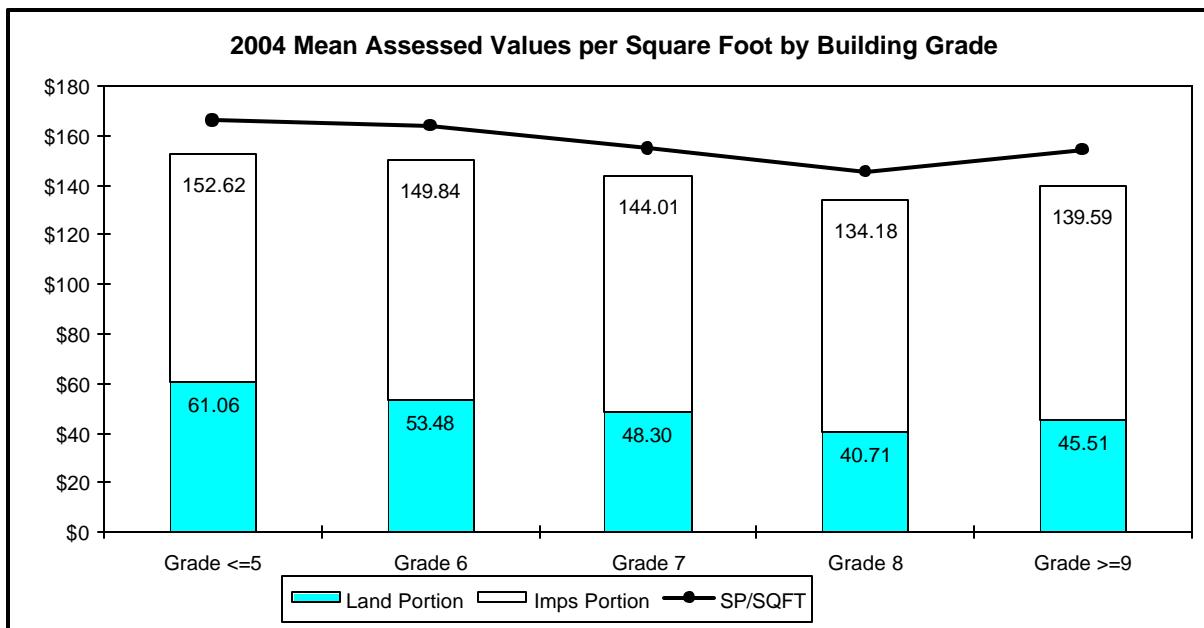
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 15 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 6.4 % increase in land assessments in the area for the 2005 Assessment Year. The formula is:

2005 Land Value = 2004 Land Value x 1.07, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 822 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties on lots greater than 30,000, properties adjacent to golf fairways, properties located in Kenatco Estates (Major 381470) and properties located in Kentview Heights (Major 383215) were at a lower assessment level than other properties in the area and required a greater upward adjustment than the overall. Properties located in Lake Meridian Village (Major 405130) had higher assessment levels and required less of an adjustment than the overall.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9422139 - 7.748453E-02 * \text{Plat1} - 1.011733 * \text{Plat2} + 7.298258E-02 * \text{Plat3} - 1.086782 * \text{BigLot} - 1.251851 * \text{AdjGolf}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.072)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the new land value is used, but there is no change to the improvements. (2005 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land, will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales (5 sales) for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.072, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 61 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.13%

Big Lots > 30,000 sq ft	Yes
% Adjustment	13.84%
Adjacent to Golf Fairway	Yes
% Adjustment	16.26%
Kenatco Estates Major 381470	Yes
% Adjustment	9.51%
Kentview	
Heights Major 383215	Yes
% Adjustment	12.77%
Lake Meridian Village	Yes
Major 405130	
% Adjustment	-7.63%

Comments

There are no parcels with multiple adjustments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, properties with lots greater than 30,000 sq ft would *approximately* receive a 19.97% upward adjustment (6.13% overall +13.84% Lot size greater than 30,000). 317 parcels would receive this adjustment. There are 20 sales.

Properties located adjacent to golf course fairways would *approximately* receive a 22.39% upward adjustment (6.13% overall + 16.26% Adjacent to Golf Fairway) 132 parcels would receive this adjustment. There are 12 sales.

Properties located in Kenatco Estates Major 381470 would *approximately* receive a 15.64% upward adjustment (6.13% overall + 9.51% Major 381470). 109 parcels would receive this adjustment. There are 11 sales.

Properties located in Kentview Heights Major 383215 would *approximately* receive a 18.90% upward adjustment (6.13% overall + 12.77% Major 383215) 29 parcels would receive this adjustment. There are 7 sales

Properties located in Lake Meridian Village Major 405130 would *approximately* receive a 1.5% downward adjustment (6.13% overall - 7.63% Major 405130) 20 parcels would receive this adjustment. There are 7 sales.

90% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 61 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
381470	Kenatco Estates	11	109	10.9%	SE-21-22-5	6	8-9	1985 thru 1990	SE Kent Kangley RD and 124th Ave SE
383215	Kentview Heights	7	29	24.1%	SE-18-22-5	5	7	1981 thru 1984	James St SE and 104 th Ave SE
405130	Lake Meridian Village	7	20	35%	NW-27-22-5	6	7	1977	SE 263rd St and 144th Ave SE

Area 61 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.1

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=5	31	0.913	0.970	6.2%	0.921	1.019
6	100	0.916	0.978	6.8%	0.960	0.996
7	421	0.934	0.995	6.5%	0.986	1.003
8	209	0.927	0.988	6.6%	0.978	0.999
>=9	61	0.908	0.997	9.7%	0.975	1.018
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1960	142	0.906	0.974	7.5%	0.955	0.993
1961-1970	106	0.924	0.987	6.8%	0.965	1.008
1971-1980	154	0.921	0.982	6.6%	0.968	0.995
1981-1990	166	0.912	0.990	8.6%	0.979	1.002
1991-2000	153	0.946	1.003	6.1%	0.992	1.014
>2000	101	0.950	1.006	5.9%	0.991	1.021
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair/Average	622	0.933	0.994	6.5%	0.987	1.000
Good/Very Good	200	0.908	0.983	8.2%	0.968	0.997
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	467	0.916	0.982	7.2%	0.973	0.991
1.5	28	0.875	0.945	7.9%	0.897	0.993
2	327	0.943	1.005	6.5%	0.997	1.013
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1500	373	0.923	0.982	6.4%	0.972	0.992
1501-2000	232	0.929	0.993	6.9%	0.982	1.004
2001-2500	161	0.925	0.992	7.3%	0.981	1.004
2501-3500	54	0.941	1.010	7.3%	0.986	1.033
3501-4000	2	0.878	1.074	22.3%	0.656	1.492

Area 61 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.1

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	758	0.929	0.993	6.8%	0.986	0.999
Y	64	0.905	0.974	7.7%	0.948	1.000
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	814	0.928	0.992	6.9%	0.986	0.998
Y	8	0.864	0.946	9.5%	0.848	1.044
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	302	0.923	0.982	6.4%	0.971	0.993
6	520	0.928	0.995	7.2%	0.988	1.003
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=5000	59	0.948	0.996	5.1%	0.977	1.016
05001-08000	393	0.940	0.998	6.2%	0.990	1.006
08001-12000	218	0.931	0.989	6.2%	0.977	1.002
12001-16000	82	0.905	0.984	8.8%	0.964	1.005
16001-20000	36	0.892	0.961	7.8%	0.930	0.993
20001-30000	14	0.912	0.965	5.9%	0.889	1.042
30001-43559	13	0.821	0.983	19.7%	0.897	1.069
>=1AC	7	0.823	0.986	19.7%	0.848	1.123

Area 61 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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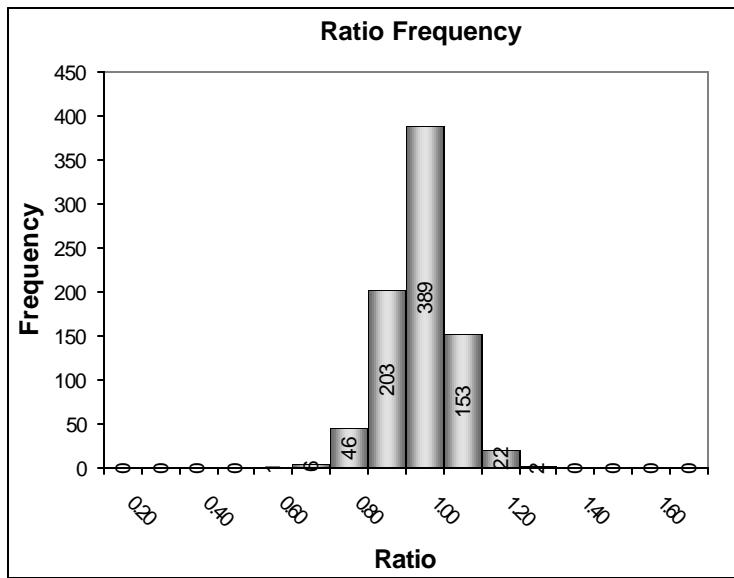
It is difficult to draw valid conclusions when the sales count is low.

Adjacent To Golf Fairway	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	810	0.930	0.990	6.5%	0.984	0.997
Y	12	0.823	1.007	22.3%	0.942	1.072
Kenatco Estates Major 381470	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	811	0.928	0.991	6.8%	0.985	0.997
Y	11	0.862	0.995	15.4%	0.958	1.032
Kentview Heights Major 383215	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	815	0.927	0.991	6.8%	0.985	0.997
Y	7	0.837	0.993	18.6%	0.922	1.063
Lake Meridian Village Major 405130	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	815	0.926	0.991	7.0%	0.985	0.997
Y	7	1.011	0.991	-2.0%	0.924	1.058
Big Lots Greater than 30,000 sq. ft.	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	802	0.930	0.991	6.5%	0.985	0.997
Y	20	0.822	0.984	19.7%	0.918	1.050

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: SW/TEAM 3	Lien Date: 01/01/2004	Date of Report: 6/7/2005	Sales Dates: 1/2003 - 12/2004
Area 61/Lake Meridian	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	822		
Mean Assessed Value	226,700		
Mean Sales Price	244,700		
Standard Deviation AV	61,837		
Standard Deviation SP	73,906		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.936		
Median Ratio	0.941		
Weighted Mean Ratio	0.926		
UNIFORMITY			
Lowest ratio	0.585		
Highest ratio:	1.280		
Coefficient of Dispersion	7.16%		
Standard Deviation	0.088		
Coefficient of Variation	9.38%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.936		
Upper limit	0.948		
95% Confidence: Mean			
Lower limit	0.930		
Upper limit	0.942		
SAMPLE SIZE EVALUATION			
N (population size)	6056		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.088		
Recommended minimum:	12		
Actual sample size:	822		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	384		
# ratios above mean:	438		
Z:	1.883		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



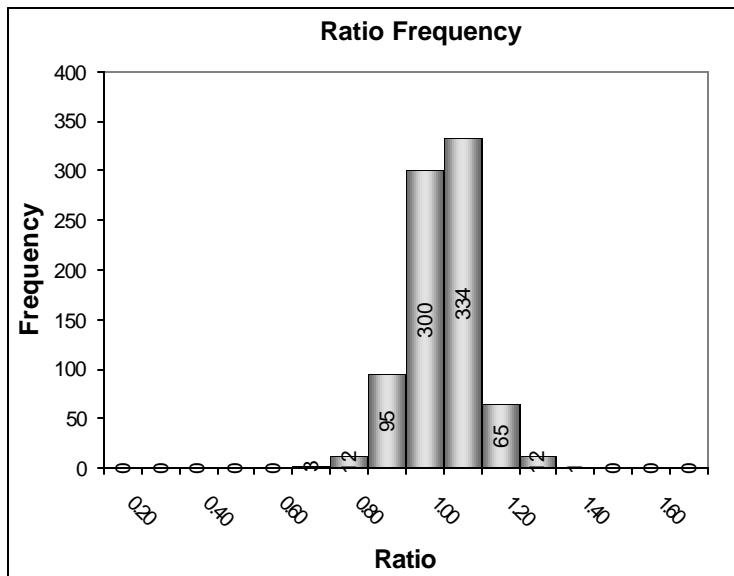
COMMENTS:

1 to 3 Unit Residences throughout area 61

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: SW/TEAM 3	Lien Date: 01/01/2005	Date of Report: 6/7/2005	Sales Dates: 1/2003 - 12/2004
Area 61/Lake Meridian	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	822		
Mean Assessed Value	242,400		
Mean Sales Price	244,700		
Standard Deviation AV	70,573		
Standard Deviation SP	73,906		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.000		
Weighted Mean Ratio	0.991		
UNIFORMITY			
Lowest ratio	0.620		
Highest ratio:	1.353		
Coefficient of Dispersion	6.91%		
Standard Deviation	0.090		
Coefficient of Variation	8.98%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.995		
Upper limit	1.008		
95% Confidence: Mean			
Lower limit	0.992		
Upper limit	1.004		
SAMPLE SIZE EVALUATION			
N (population size)	6056		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.090		
Recommended minimum:	13		
Actual sample size:	822		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	395		
# ratios above mean:	427		
Z:	1.116		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 61

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	918370	0835	2/5/03	\$170,000	1220	0	7	1949	4	6600	N	N	434 VAN DE VANTER AV
005	500380	0170	6/27/03	\$229,950	1230	400	7	1980	3	11021	N	N	1012 MACLYN ST
005	547850	0070	8/8/03	\$200,000	1230	0	7	1960	4	9375	N	N	1107 E HEMLOCK ST
005	027400	0060	9/18/03	\$265,000	1230	930	7	1965	4	8750	N	N	812 WOODLAND WY
005	553930	0007	9/17/04	\$250,000	1240	560	7	1988	3	5600	N	N	909 E SEATTLE ST
005	330801	0100	9/16/03	\$262,950	1240	510	7	1975	4	14467	N	N	26224 WOODLAND WY S
005	159860	0214	7/22/04	\$212,000	1250	1200	7	1957	3	8000	Y	N	603 ALVORD AV N
005	027370	0055	12/22/04	\$208,950	1250	0	7	1959	3	8250	N	N	715 WOODLAND WY
005	918370	3376	4/25/03	\$179,000	1250	0	7	1967	3	7500	N	N	1411 E MAPLE ST
005	159860	0331	1/13/04	\$217,000	1250	0	7	1966	3	19874	Y	N	615 SUMMIT AV N
005	192205	9359	6/28/04	\$220,500	1260	0	7	1962	3	9813	N	N	1415 E WALNUT ST
005	182205	9099	12/4/03	\$227,500	1270	630	7	1957	3	6534	Y	N	806 PROSPECT AV N
005	638630	0070	9/29/03	\$210,600	1270	620	7	1977	3	7242	N	N	824 MARION PL
005	918370	3373	5/25/04	\$207,500	1270	0	7	1967	4	7500	N	N	1420 E WALNUT ST
005	917960	0410	8/26/03	\$176,000	1290	0	7	1954	3	9360	N	N	434 E TITUS ST
005	155280	0060	6/20/03	\$207,500	1290	300	7	1972	3	15526	N	N	238 OLYMPIC PL
005	192205	9143	6/23/03	\$177,500	1290	0	7	1953	4	20028	N	N	301 SUMMIT AV N
005	614760	0040	2/21/03	\$168,950	1290	0	7	1996	4	4811	N	N	931 1ST AV N
005	192205	9261	6/25/04	\$224,200	1300	160	7	1958	3	10587	Y	N	9631 S 242ND ST
005	027410	0020	4/12/04	\$198,000	1300	950	7	1966	3	7000	N	N	847 WOODLAND WY
005	382100	0090	6/14/03	\$190,450	1300	0	7	1965	3	10530	N	N	9641 S 246TH PL
005	614760	0124	9/10/03	\$185,000	1310	0	7	1994	3	5080	N	N	934 2ND AV N
005	614760	0010	7/16/04	\$195,000	1310	0	7	1997	3	4711	N	N	943 1ST AV N
005	027390	0110	6/29/04	\$225,500	1330	1070	7	1963	3	9000	N	N	1401 E WALNUT ST
005	614760	0005	10/13/04	\$158,800	1330	0	7	1997	3	4694	N	N	945 1ST AV N
005	614760	0284	3/24/04	\$192,200	1330	0	7	1993	3	5080	N	N	942 3RD AV N
005	547850	0020	4/28/04	\$246,500	1340	950	7	1968	4	9375	N	N	933 E HEMLOCK ST
005	554000	0010	10/13/04	\$175,000	1350	0	7	1968	3	7827	N	N	455 REITEN RD
005	155280	0030	4/18/03	\$236,000	1350	630	7	1969	4	8275	N	N	222 OLYMPIC WY
005	435910	0050	3/25/03	\$187,500	1360	0	7	1963	3	9625	N	N	9704 S 248TH ST
005	242204	9109	4/27/04	\$267,500	1360	260	7	1949	4	8400	Y	N	468 SCENIC WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	866250	0130	4/12/04	\$245,000	1790	0	7	1996	3	5257	N	N	24204 102ND PL SE
005	866250	0200	4/22/04	\$250,000	1790	0	7	1997	3	5342	N	N	10118 SE 242ND PL
005	804701	0070	3/15/04	\$242,000	1800	0	7	2002	3	5088	N	N	24216 100TH PL SE
005	804701	0060	4/19/04	\$251,000	1800	0	7	2002	3	5201	N	N	10026 SE 242ND PL
005	638630	0180	4/17/03	\$200,000	1820	0	7	1975	4	7424	N	N	807 CARTER PL
005	192205	9319	3/25/04	\$399,900	1850	1750	7	1963	2	26000	N	N	24227 100TH AV SE
005	233154	0100	3/26/04	\$249,500	1850	0	7	2001	3	6965	N	N	24609 102ND PL SE
005	233154	0030	10/21/04	\$275,000	1860	0	7	2001	3	5750	N	N	24630 102ND PL SE
005	330803	0230	4/23/04	\$236,000	1860	0	7	1978	4	15390	N	N	26520 WOODLAND WY S
005	804701	0140	6/8/04	\$236,950	1880	0	7	2003	3	5127	N	N	24316 100TH PL SE
005	866250	0350	6/13/03	\$243,800	1890	0	7	1997	3	6302	N	N	10125 SE 242ND PL
005	866250	0090	2/27/03	\$244,500	1890	0	7	1996	3	5479	N	N	24226 102ND PL SE
005	912250	0040	12/14/04	\$316,500	1920	130	7	1964	4	13600	N	N	843 HILLTOP AV
005	918370	3075	4/14/03	\$211,000	1960	0	7	1962	4	7322	N	N	1005 E MAPLE ST
005	804701	0150	12/2/03	\$248,500	1980	0	7	2002	3	5743	N	N	24320 100TH PL SE
005	804701	0030	2/27/03	\$252,450	1980	0	7	2003	3	5500	N	N	10016 SE 242ND PL
005	804701	0080	10/15/04	\$270,000	1980	0	7	2002	3	4966	N	N	24220 100TH PL SE
005	918370	2220	8/4/03	\$231,990	1980	0	7	1991	3	9800	N	N	821 E HEMLOCK ST
005	192205	9204	5/28/04	\$198,995	2010	0	7	1964	3	6800	N	N	1135 E SEATTLE PL
005	133230	0340	4/14/03	\$266,562	2020	0	7	2003	3	7910	N	N	24422 101ST PL SE
005	804700	0090	4/4/03	\$259,950	2060	0	7	2002	3	6161	N	N	9926 S 242ND PL
005	804700	0090	9/23/04	\$285,000	2060	0	7	2002	3	6161	N	N	9926 S 242ND PL
005	182205	9079	10/21/03	\$259,999	2060	0	7	1927	3	8276	Y	N	710 PROSPECT AV N
005	554000	0090	9/20/04	\$305,000	2060	1430	7	1960	4	7471	N	N	1211 E SEATTLE ST
005	804700	0170	3/12/03	\$244,000	2070	0	7	2002	3	6138	N	N	9925 S 242ND PL
005	027370	0065	11/20/03	\$215,000	2080	0	7	1958	3	7500	N	N	731 WOODLAND WY
005	337580	0010	3/25/04	\$257,000	2090	0	7	2002	3	7830	N	N	9724 S 244TH PL
005	804700	0030	3/12/03	\$253,000	2260	0	7	2002	3	5708	N	N	9820 S 242ND PL
005	804700	0040	1/17/03	\$260,500	2260	0	7	2002	3	6123	N	N	9826 S 242ND PL
005	804700	0020	3/12/03	\$262,950	2260	0	7	2002	3	5883	N	N	9812 S 242ND PL
005	804700	0030	9/3/04	\$293,500	2260	0	7	2002	3	5708	N	N	9820 S 242ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	804700	0080	4/11/03	\$269,950	2280	0	7	2002	3	6102	N	N	9920 S 242ND PL
005	337580	0080	11/12/04	\$325,000	2390	0	7	2002	3	5830	N	N	9612 S 244TH PL
005	133230	0210	10/31/03	\$267,500	2490	0	7	1999	3	5942	N	N	24624 101ST PL SE
005	133230	0230	10/8/04	\$274,000	2490	0	7	1999	3	6300	N	N	24616 101ST PL SE
005	133230	0250	8/30/04	\$285,000	2490	0	7	1999	3	6300	N	N	24606 101ST PL SE
005	804701	0240	10/3/03	\$269,500	2550	0	7	2003	3	5584	N	N	24307 100TH PL SE
005	918370	1810	4/25/03	\$260,000	2630	0	7	1959	4	11800	N	N	606 E SEATTLE ST
005	133230	0090	4/22/03	\$291,000	3040	0	7	1999	3	6259	N	N	24519 101ST PL SE
005	133230	0030	7/21/04	\$320,000	3040	0	7	1999	3	6140	N	N	24419 101ST PL SE
005	155280	0235	12/1/04	\$314,000	1050	1000	8	1978	3	7696	Y	N	171 OLYMPIC WY
005	885650	0130	9/2/04	\$254,000	1130	500	8	1968	3	6930	Y	N	841 STETSON AV
005	918370	0080	12/21/04	\$240,000	1250	1050	8	1960	3	5100	Y	N	227 KENSINGTON AV S
005	155280	0280	8/5/04	\$257,000	1300	1000	8	1963	3	11505	Y	N	170 OLYMPIC WY
005	155280	0170	12/7/04	\$269,990	1320	400	8	1967	4	8836	Y	N	920 CHERRY HILL ST
005	159860	0243	7/22/04	\$209,450	1390	0	8	1961	3	7150	N	N	322 ALVORD AV N
005	957820	0100	7/23/03	\$239,500	1530	780	8	1966	3	8839	Y	N	749 WYNWOOD DR
005	918370	0581	7/22/03	\$296,500	1610	1610	8	1981	3	13219	Y	N	414 KENNEBECK AV S
005	885650	0020	9/27/04	\$265,000	1640	920	8	1968	4	8585	Y	N	921 VALLEY PL
005	330802	0110	6/12/03	\$279,950	1740	0	8	1977	3	14076	N	N	9834 S 262ND PL
005	330802	0110	12/13/04	\$325,000	1740	0	8	1977	3	14076	N	N	9834 S 262ND PL
005	192205	9411	8/1/03	\$295,500	1750	950	8	1979	3	20234	N	N	9850 S 245TH PL
005	330802	0120	4/19/04	\$289,000	1760	610	8	1977	4	12750	N	N	9830 S 262ND PL
005	159860	0195	1/5/04	\$254,000	1850	0	8	1999	3	9456	Y	N	425 ALVORD AV N
005	221545	0140	5/7/03	\$245,000	1990	0	8	1994	3	7639	N	N	10024 SE 244TH CT
005	914900	0140	11/14/03	\$264,950	2040	0	8	1992	3	11113	N	N	9501 S 242ND ST
005	914900	0050	2/24/03	\$254,950	2060	0	8	1994	3	8882	N	N	9502 S 242ND ST
005	914900	0030	4/5/04	\$270,000	2060	0	8	1994	3	7250	N	N	9420 S 242ND ST
005	330803	0080	7/11/03	\$305,000	2080	720	8	1978	4	13300	Y	N	26611 WOODLAND WY S
005	914900	0120	12/8/04	\$299,900	2090	0	8	1994	3	8960	N	N	9505 S 241ST ST
005	914900	0130	6/29/04	\$275,000	2120	0	8	1992	3	7225	N	N	9427 S 241ST ST
005	914900	0020	11/14/03	\$265,000	2140	0	8	1993	3	7220	N	N	9412 S 242ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	330803	0370	3/21/03	\$325,000	2170	630	8	1978	3	17574	N	N	26405 99TH PL S
005	383080	0150	8/2/04	\$286,000	2210	0	8	1981	3	12636	N	N	10109 SE 268TH ST
005	516370	0020	12/2/03	\$305,000	2260	0	8	1982	3	10800	N	N	755 ALVORD AV N
005	133065	0030	11/10/04	\$300,000	2270	0	8	1993	3	10393	N	N	9825 S 246TH PL
005	192205	9128	12/1/03	\$307,000	2290	0	8	1997	3	16530	N	N	9925 S 247TH PL
005	192205	9446	2/15/03	\$310,000	2290	0	8	1997	3	15258	N	N	9910 S 247TH PL
005	133065	0040	10/15/04	\$315,000	2290	0	8	1993	4	10393	N	N	9831 S 246TH PL
005	221545	0130	12/10/03	\$298,650	2300	0	8	1994	3	7200	N	N	10026 SE 244TH CT
005	221545	0080	12/16/04	\$321,900	2300	0	8	1994	3	7300	N	N	24514 100TH AV SE
005	133025	0070	12/19/03	\$289,800	2330	0	8	1992	3	7213	N	N	10018 SE 247TH PL
005	330803	0200	9/14/04	\$315,000	2340	0	8	1978	3	15390	N	N	26620 WOODLAND WY S
005	553980	0033	6/23/04	\$258,136	2458	0	8	2004	3	7200	N	N	1002 E SEATTLE ST
005	330803	0280	8/18/04	\$329,000	2520	0	8	1978	3	14850	N	N	26531 99TH PL S
005	155280	0220	10/16/03	\$317,000	2900	0	8	1996	3	10200	Y	N	185 OLYMPIC WY
005	918370	2295	11/3/03	\$360,000	3440	0	8	1996	3	9085	Y	N	809 KENSINGTON AV S
005	192205	9452	6/21/04	\$288,450	1783	0	9	2004	3	7201	N	N	24212 97TH PL S
005	133025	0170	2/17/04	\$272,000	1880	0	9	1993	3	7875	N	N	10014 SE 246TH PL
005	553980	0035	10/13/03	\$328,500	2040	460	9	1960	3	15465	N	N	1010 E SEATTLE ST
005	192205	9451	6/22/04	\$293,450	2304	0	9	2004	3	7203	N	N	24202 97TH PL S
005	133025	0150	1/24/04	\$278,000	2450	0	9	1993	3	8321	N	N	10024 SE 246TH PL
005	317190	0170	8/9/04	\$413,000	2930	0	9	1992	3	16743	N	N	26310 97TH AV S
005	317190	0160	12/3/04	\$480,000	3210	0	9	1991	3	19107	N	N	26314 97TH AV S
005	775780	0267	2/5/03	\$360,000	1520	2030	10	1981	3	23250	Y	N	21813 92ND AV S
005	192205	9331	6/18/03	\$415,000	2440	0	10	2003	3	10859	Y	N	210 ALEXANDER AV
006	165700	0100	2/23/04	\$145,000	960	0	5	1958	3	10029	N	N	25460 111TH AV SE
006	542030	0360	2/26/04	\$177,000	840	0	6	1984	3	7366	N	N	25123 119TH CT SE
006	541230	0480	8/12/03	\$206,000	940	300	6	1981	3	7440	N	N	25431 120TH PL SE
006	221291	0270	7/16/03	\$173,000	940	0	6	1976	4	7252	N	N	25702 143RD AV SE
006	202205	9175	3/29/04	\$190,000	960	0	6	1961	3	10459	N	N	25449 114TH AV SE
006	222205	9079	5/17/04	\$268,000	990	0	6	1940	3	30056	N	N	24240 132ND AV SE
006	542030	0300	4/22/03	\$164,875	1000	0	6	1984	3	7868	N	N	25108 118TH CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	542030	0130	9/15/04	\$209,500	1000	0	6	1984	3	6977	N	N	25108 117TH CT SE
006	221291	0070	4/29/03	\$171,000	1010	0	6	1970	3	6500	N	N	14107 SE 259TH PL
006	541230	0520	5/29/03	\$199,500	1010	430	6	1981	3	9035	N	N	25513 120TH PL SE
006	541230	0470	1/3/03	\$205,000	1010	480	6	1981	3	8450	N	N	25427 120TH PL SE
006	221291	0540	6/15/04	\$208,000	1010	0	6	1970	4	6300	N	N	14218 SE 259TH PL
006	516800	0020	8/6/04	\$199,000	1060	0	6	1967	4	13220	N	N	13250 SE 266TH ST
006	221291	0620	11/24/04	\$210,000	1060	0	6	1970	4	7194	N	N	25857 142ND AV SE
006	682980	0020	11/7/03	\$162,000	1080	0	6	1963	3	10400	N	N	24815 128TH PL SE
006	541230	0070	4/21/03	\$184,950	1080	0	6	1981	3	6510	N	N	25320 120TH PL SE
006	542030	0160	1/30/03	\$199,950	1090	0	6	1984	3	7462	N	N	25113 118TH AV SE
006	542030	0100	9/19/03	\$200,000	1090	0	6	1984	3	6956	N	N	25122 117TH CT SE
006	542030	0320	7/12/04	\$218,000	1090	330	6	1984	3	7809	N	N	11843 SE 251ST ST
006	858100	0280	2/22/04	\$188,490	1150	0	6	1966	3	10342	N	N	25214 129TH PL SE
006	103000	0060	4/27/04	\$183,500	1160	0	6	1967	3	9726	N	N	25426 129TH AV SE
006	221291	0570	7/22/04	\$207,000	1170	0	6	1970	4	7264	N	N	25858 142ND AV SE
006	202205	9145	8/7/03	\$181,000	1200	0	6	1960	3	13214	N	N	25308 113TH AV SE
006	383021	0010	1/23/03	\$164,000	1200	0	6	1977	3	7725	N	N	25528 118TH PL SE
006	383021	0170	6/10/03	\$167,000	1200	0	6	1977	3	7200	N	N	11823 SE 254TH ST
006	383021	0680	10/6/03	\$167,000	1200	0	6	1977	3	9000	N	N	11721 SE 254TH PL
006	383021	0190	4/18/03	\$167,000	1200	0	6	1977	3	8450	N	N	11833 SE 254TH ST
006	383021	0070	1/12/04	\$170,000	1200	0	6	1977	3	8400	N	N	11821 SE 255TH PL
006	383021	0050	4/16/04	\$173,000	1200	0	6	1977	3	8640	N	N	11811 SE 255TH ST
006	383021	0040	7/28/03	\$174,000	1200	0	6	1977	3	7275	N	N	11805 SE 255TH ST
006	383021	0440	3/2/03	\$174,000	1200	0	6	1977	3	7200	N	N	11821 SE 252ND PL
006	383021	0770	11/12/03	\$172,000	1200	0	6	1977	3	7000	N	N	11713 SE 255TH PL
006	383021	0210	3/23/04	\$172,900	1200	0	6	1977	3	7420	N	N	11834 SE 254TH ST
006	383021	0240	3/15/04	\$175,000	1200	0	6	1977	3	7200	N	N	11820 SE 254TH ST
006	383021	0150	7/16/03	\$178,200	1200	0	6	1977	3	8240	N	N	11811 SE 254TH ST
006	383021	0590	4/22/04	\$179,000	1200	0	6	1977	3	7200	N	N	25225 118TH AV SE
006	383021	0060	10/23/03	\$178,000	1200	0	6	1977	3	8640	N	N	11817 SE 255TH ST
006	383021	0080	3/24/04	\$178,000	1200	0	6	1977	3	8260	N	N	11822 SE 255TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	383021	0790	11/7/03	\$178,000	1200	0	6	1977	3	8400	N	N	11721 SE 255TH PL
006	383021	0270	4/22/04	\$178,190	1200	0	6	1977	3	7400	N	N	11802 SE 254TH ST
006	383021	0560	9/24/04	\$181,000	1200	0	6	1977	3	7200	N	N	25201 118TH AV SE
006	383021	0200	6/18/04	\$180,000	1200	0	6	1977	3	7420	N	N	11837 SE 254TH ST
006	383021	0280	1/23/04	\$185,000	1200	0	6	1977	3	7500	N	N	11801 SE 253RD ST
006	383021	0710	11/10/04	\$186,000	1200	0	6	1977	3	7600	N	N	25501 118TH PL SE
006	383021	0370	6/14/04	\$188,000	1200	0	6	1977	3	7125	N	N	11824 SE 253RD ST
006	383021	0700	11/12/04	\$186,000	1200	0	6	1977	3	7700	N	N	25421 118TH PL SE
006	383021	0410	5/17/04	\$209,950	1200	0	6	1977	3	7400	N	N	11800 SE 253RD ST
006	383021	0270	9/28/04	\$214,000	1200	0	6	1977	3	7400	N	N	11802 SE 254TH ST
006	383020	0120	9/13/04	\$203,000	1200	0	6	1977	4	9975	N	N	25414 117TH PL SE
006	202205	9204	3/11/04	\$167,600	1220	0	6	1912	5	12006	N	N	24811 115TH AV SE
006	019330	0070	8/25/03	\$190,000	1240	0	6	1987	4	9223	N	N	14328 SE 259TH PL
006	221291	0550	6/26/03	\$189,500	1440	0	6	1970	5	6500	N	N	14210 SE 259TH PL
006	292205	9132	10/12/04	\$305,000	1580	0	6	1949	3	34968	N	N	25913 116TH AV SE
006	212205	9012	3/1/04	\$225,500	1690	0	6	1964	4	18920	N	N	12021 SE 248TH ST
006	541230	0200	9/3/03	\$200,000	860	0	7	1980	3	8400	N	N	25326 121ST PL SE
006	202205	9286	4/29/03	\$197,000	950	490	7	1995	3	9804	N	N	24925 109TH AV SE
006	202205	9284	5/17/04	\$222,000	950	490	7	1995	3	12141	N	N	24909 109TH AV SE
006	405130	0020	8/30/04	\$130,000	970	0	7	1977	3	3287	N	N	13728 SE 256TH PL
006	405130	0150	3/24/03	\$139,500	970	0	7	1977	3	3124	N	N	13719 SE 256TH PL
006	405130	0150	5/6/04	\$155,000	970	0	7	1977	3	3124	N	N	13719 SE 256TH PL
006	405130	0090	10/29/03	\$155,500	970	0	7	1977	3	2825	N	N	13710 SE 256TH PL
006	405130	0120	7/9/04	\$156,000	970	0	7	1977	3	2845	N	N	13727 SE 256TH PL
006	546675	0020	7/23/03	\$223,500	970	570	7	1984	3	7104	N	N	27124 139TH PL SE
006	546675	0090	11/24/04	\$254,950	970	570	7	1984	3	7200	N	N	13818 SE 271ST ST
006	541230	0150	10/2/03	\$198,950	1000	0	7	1980	3	7810	N	N	25333 121ST PL SE
006	221291	0280	6/25/03	\$195,000	1010	480	7	1976	4	7999	N	N	14311 SE 257TH PL
006	212205	9040	11/16/04	\$240,000	1020	0	7	1942	3	37295	N	N	12722 SE 256TH ST
006	405110	0010	5/28/03	\$200,000	1030	400	7	1978	3	8170	N	N	25418 146TH AV SE
006	405110	0030	4/1/04	\$222,500	1030	400	7	1978	4	7700	N	N	25402 146TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	541231	0290	9/10/04	\$244,900	1290	330	7	1984	3	7173	N	N	12017 SE 250TH PL
006	815575	0010	7/15/03	\$210,000	1290	0	7	1998	3	7952	N	N	24002 113TH PL SE
006	282205	9279	8/26/03	\$225,500	1290	690	7	1978	4	11761	N	N	13121 SE 258TH ST
006	365300	0080	7/9/03	\$172,000	1300	0	7	1967	3	11728	N	N	25420 113TH AV SE
006	365300	0060	9/30/04	\$225,400	1300	0	7	1968	3	11784	N	N	25430 113TH AV SE
006	769786	0430	12/1/03	\$204,500	1300	0	7	1986	3	7380	N	N	25708 119TH PL SE
006	541240	0090	3/24/04	\$235,000	1300	360	7	1988	3	9016	N	N	12035 SE 249TH PL
006	534400	0150	8/19/04	\$275,000	1310	650	7	1960	4	8123	N	N	25824 124TH AV SE
006	547010	0280	8/18/03	\$199,950	1310	0	7	1969	4	10986	N	N	14416 SE 261ST ST
006	282205	9006	4/15/03	\$169,000	1320	0	7	1932	3	19990	N	N	26258 124TH AV SE
006	714020	0560	4/16/04	\$205,000	1320	0	7	1980	3	7350	N	N	25951 129TH AV SE
006	282205	9199	11/10/03	\$205,999	1320	0	7	1964	4	6980	N	N	12519 SE 264TH ST
006	714020	0500	2/23/04	\$190,950	1320	0	7	1980	4	7350	N	N	25913 128TH PL SE
006	179030	0320	10/15/03	\$254,000	1330	860	7	1980	3	10450	N	N	13343 SE 248TH PL
006	880100	0040	4/1/03	\$146,500	1340	0	7	1963	3	12003	N	N	11440 SE 256TH ST
006	405111	0190	2/2/04	\$195,000	1340	0	7	1979	3	7700	N	N	25219 144TH PL SE
006	405110	0350	6/23/03	\$196,000	1340	0	7	1978	3	6375	N	N	25428 144TH PL SE
006	202205	9250	5/11/04	\$216,000	1340	0	7	1981	3	13216	N	N	25207 111TH AV SE
006	405111	0210	6/20/03	\$195,000	1340	0	7	1979	4	7560	N	N	25313 144TH PL SE
006	405110	0240	4/6/04	\$197,000	1340	0	7	1978	4	7200	N	N	25413 144TH PL SE
006	282205	9195	10/22/03	\$165,000	1350	0	7	1964	3	11475	N	N	25604 120TH PL SE
006	546800	0130	11/10/04	\$230,000	1350	0	7	1966	4	11610	N	N	26415 128TH AV SE
006	179030	0100	8/30/04	\$234,000	1360	900	7	1980	3	8080	N	N	24910 132ND PL SE
006	541231	0330	8/15/03	\$210,000	1360	0	7	1983	3	6865	N	N	12051 SE 250TH PL
006	405080	0065	9/25/03	\$355,000	1360	580	7	1966	4	7650	Y	Y	14410 SE 270TH PL
006	179030	0250	8/28/03	\$227,500	1360	940	7	1980	4	11560	N	N	13324 SE 249TH ST
006	179030	0200	5/22/03	\$234,950	1360	890	7	1980	4	11808	N	N	13339 SE 249TH ST
006	403050	0020	3/22/04	\$232,000	1400	0	7	1976	3	10125	N	N	13213 SE 261ST ST
006	769787	0200	7/30/03	\$185,500	1410	0	7	1986	3	5760	N	N	11836 SE 261ST PL
006	769787	0330	6/17/03	\$187,000	1410	0	7	1985	3	8330	N	N	26221 119TH DR SE
006	769787	0180	12/30/03	\$200,000	1410	0	7	1985	3	7256	N	N	26041 119TH DR SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	769787	0500	9/16/03	\$203,950	1410	0	7	1986	3	7664	N	N	26122 119TH DR SE
006	769787	0960	8/2/04	\$221,300	1410	0	7	1986	3	7204	N	N	25823 118TH PL SE
006	769787	0200	8/9/04	\$239,500	1410	0	7	1986	3	5760	N	N	11836 SE 261ST PL
006	776340	0055	10/24/03	\$188,000	1420	0	7	1958	3	11340	N	N	25710 135TH AV SE
006	107960	0290	2/4/03	\$219,000	1420	670	7	1979	4	14500	N	N	25718 126TH AV SE
006	714020	0250	11/12/04	\$239,000	1430	480	7	1980	3	7210	N	N	12920 SE 259TH PL
006	202205	9020	6/3/04	\$490,000	1440	0	7	1946	3	259180	N	N	10922 SE 244TH ST
006	107960	0270	2/9/04	\$285,000	1440	400	7	1978	4	17286	N	N	25715 127TH AV SE
006	541240	0130	9/4/03	\$207,950	1460	0	7	1988	3	7709	N	N	24919 121ST PL SE
006	769786	0390	6/7/04	\$224,150	1460	0	7	1986	3	7200	N	N	25802 119TH PL SE
006	547010	0470	9/23/03	\$245,000	1460	0	7	1988	3	9600	N	N	14517 SE 262ND ST
006	202205	9307	4/16/03	\$238,500	1460	0	7	1995	3	13800	N	N	25321 114TH AV SE
006	202205	9320	3/1/04	\$225,000	1460	0	7	1996	3	16048	N	N	11519 SE 248TH ST
006	546631	0080	4/19/03	\$161,000	1470	0	7	1983	3	2243	N	N	25018 144TH PL SE
006	547010	0150	10/18/04	\$229,900	1480	0	7	1968	4	10200	N	N	14511 SE 261ST ST
006	769791	0200	7/9/03	\$214,000	1490	0	7	1990	3	7078	N	N	26212 121ST AV SE
006	769791	0200	4/24/04	\$220,000	1490	0	7	1990	3	7078	N	N	26212 121ST AV SE
006	769787	0790	3/14/03	\$208,990	1510	0	7	1985	3	7197	N	N	25854 118TH PL SE
006	769787	0880	7/10/03	\$220,000	1510	0	7	1986	3	6540	N	N	25825 117TH PL SE
006	386500	0010	5/19/04	\$213,500	1520	0	7	1984	4	8816	N	N	26618 134TH AV SE
006	541240	0070	7/28/03	\$220,000	1530	0	7	1988	3	9679	N	N	12042 SE 249TH PL
006	272205	9034	4/19/04	\$223,500	1530	0	7	1961	4	20304	N	N	13515 SE 268TH ST
006	769785	0290	8/26/03	\$212,000	1540	0	7	1987	3	7200	N	N	25800 118TH PL SE
006	769786	0350	9/27/04	\$226,600	1540	0	7	1985	3	8530	N	N	11947 SE 260TH ST
006	815576	0090	5/20/03	\$210,000	1540	0	7	2000	3	5704	N	N	11211 SE 240TH PL
006	815576	0100	4/30/03	\$217,500	1540	0	7	2000	3	6142	N	N	11205 SE 240TH PL
006	547011	0070	5/25/04	\$206,000	1540	0	7	1971	4	10837	N	N	14715 SE 262ND ST
006	769791	0270	4/30/04	\$231,500	1550	0	7	1990	3	8175	N	N	12118 SE 262ND CT
006	222205	9055	2/19/04	\$261,000	1550	900	7	1982	4	14810	N	N	25506 132ND AV SE
006	769787	0470	8/12/03	\$187,000	1570	0	7	1986	3	7205	N	N	26216 119TH DR SE
006	547011	0200	7/23/03	\$191,000	1570	0	7	1976	4	10275	N	N	26103 147TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	813330	0080	3/12/04	\$199,000	1580	0	7	1963	3	14924	N	N	25618 116TH AV SE
006	405080	0030	10/16/03	\$373,000	1580	740	7	1975	3	5400	Y	Y	14426 SE 270TH PL
006	179030	0390	2/10/04	\$265,000	1590	990	7	1981	4	15163	N	N	13238 SE 249TH ST
006	272205	9055	12/10/04	\$585,000	1600	430	7	1958	3	43080	Y	Y	13729 SE 260TH ST
006	546790	0060	5/6/03	\$238,000	1600	1600	7	1965	3	12271	N	N	26207 143RD AV SE
006	541231	0450	5/15/03	\$226,000	1610	0	7	1983	3	9225	N	N	11938 SE 251ST ST
006	801625	0120	9/2/03	\$200,000	1610	0	7	1994	3	7521	N	N	26322 127TH AV SE
006	801625	0070	11/13/03	\$213,000	1610	0	7	1994	3	8501	N	N	26302 127TH AV SE
006	801625	0100	1/7/04	\$215,000	1610	0	7	1994	3	7414	N	N	26314 127TH AV SE
006	202205	9153	10/21/03	\$212,500	1620	0	7	1961	3	22374	N	N	24925 116TH AV SE
006	212205	9075	3/15/04	\$251,500	1620	300	7	1963	3	17261	N	N	12023 SE 248TH ST
006	714020	0780	9/10/03	\$215,000	1640	0	7	1980	3	7000	N	N	25959 130TH PL SE
006	769786	0110	6/18/04	\$247,000	1640	0	7	1986	3	6912	N	N	25715 119TH PL SE
006	714020	0860	10/21/03	\$186,000	1640	0	7	1980	4	7500	N	N	13027 SE 259TH PL
006	541231	0020	10/16/03	\$189,000	1650	0	7	1984	3	7200	N	N	12011 SE 252ND PL
006	546631	0580	5/6/03	\$150,000	1660	0	7	1983	3	2417	N	N	25041 144TH PL SE
006	546630	0080	3/31/04	\$164,000	1660	0	7	1981	3	2193	N	N	24816 145TH LN SE
006	546630	0130	5/13/04	\$164,000	1660	0	7	1981	3	2258	N	N	24828 145TH LN SE
006	546631	0480	9/24/03	\$164,950	1660	0	7	1983	3	2243	N	N	25015 144TH PL SE
006	546630	0400	2/24/04	\$170,000	1660	0	7	1981	3	2251	N	N	24805 145TH LN SE
006	546631	0090	1/27/04	\$179,150	1660	0	7	1983	3	3154	N	N	25016 144TH PL SE
006	546631	0700	4/21/04	\$174,950	1660	0	7	1983	3	2417	N	N	14419 SE 251ST PL
006	769792	0020	7/9/03	\$219,500	1670	0	7	1990	3	7548	N	N	12105 SE 261ST CT
006	769792	0270	7/13/04	\$245,000	1670	0	7	1990	3	9807	N	N	12015 SE 260TH PL
006	272205	9224	7/10/03	\$217,601	1670	0	7	1967	4	11970	N	N	14438 SE 260TH ST
006	769786	0360	3/19/04	\$225,000	1680	0	7	1986	3	5760	N	N	25826 119TH PL SE
006	801625	0150	8/1/03	\$219,500	1680	0	7	1994	3	8086	N	N	26334 127TH AV SE
006	769791	0210	7/22/03	\$225,000	1690	0	7	1990	3	7503	N	N	12113 SE 262ND CT
006	029360	0090	5/6/03	\$207,500	1700	0	7	1988	3	7207	N	N	25018 119TH PL SE
006	769791	0120	1/17/03	\$225,250	1700	0	7	1990	3	6730	N	N	12215 SE 263RD ST
006	372880	0205	11/24/03	\$227,000	1710	0	7	1958	3	15504	N	N	14405 SE 264TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	546630	0340	7/18/03	\$161,000	1720	0	7	1981	3	2994	N	N	24835 145TH LN SE
006	769785	0210	5/10/04	\$225,000	1730	0	7	1985	3	6222	N	N	25717 117TH PL SE
006	505790	0100	3/31/04	\$257,000	1740	0	7	2001	3	4201	N	N	13026 SE 264TH ST
006	272205	9258	10/15/04	\$242,000	1740	0	7	1976	3	15600	N	N	13211 SE 260TH LN
006	546630	0540	9/9/03	\$153,900	1740	0	7	1981	3	2376	N	N	25004 146TH AV SE
006	546630	0060	8/27/04	\$177,900	1740	0	7	1981	3	2193	N	N	24812 145TH LN SE
006	546630	0180	11/15/04	\$178,000	1740	0	7	1981	3	2390	N	N	24840 145TH LN SE
006	272205	9230	5/28/04	\$275,000	1740	0	7	1930	4	22176	N	N	14313 SE 260TH ST
006	272205	9216	10/25/04	\$220,000	1740	0	7	1968	4	11628	N	N	27039 139TH PL SE
006	292205	9145	7/28/04	\$237,000	1760	0	7	1957	3	36600	N	N	26007 116TH AV SE
006	546631	0030	11/14/03	\$177,450	1780	0	7	1983	3	2624	N	N	14424 SE 251ST PL
006	546631	0010	2/17/04	\$180,950	1780	0	7	1983	3	2636	N	N	14428 SE 251ST PL
006	505790	0130	8/17/04	\$252,495	1790	0	7	2000	3	4000	N	N	13014 SE 264TH PL
006	546800	0180	4/28/04	\$220,000	1790	0	7	1966	4	19177	N	N	26804 127TH AV SE
006	546630	0580	4/7/03	\$174,750	1820	0	7	1981	3	5219	N	N	25002 146TH AV SE
006	546630	0330	12/12/03	\$174,000	1820	0	7	1981	3	3503	N	N	24837 145TH LN SE
006	546630	0230	3/18/04	\$176,000	1820	0	7	1981	3	2840	N	N	24852 145TH LN SE
006	546630	0360	6/16/03	\$176,000	1820	0	7	1981	3	4179	N	N	24831 145TH LN SE
006	769786	0100	5/25/04	\$260,000	1820	0	7	1986	3	7537	N	N	11915 SE 257TH ST
006	769792	0450	8/7/03	\$222,500	1830	0	7	1990	3	6136	N	N	26123 120TH PL SE
006	769792	0390	1/27/04	\$225,000	1830	0	7	1990	3	9032	N	N	26102 120TH PL SE
006	769792	0450	7/21/04	\$244,950	1830	0	7	1990	3	6136	N	N	26123 120TH PL SE
006	769792	0200	12/28/04	\$258,900	1830	0	7	1991	3	6384	N	N	12124 SE 260TH PL
006	282205	9207	10/2/03	\$277,000	1830	0	7	1956	4	35719	N	N	12715 SE 256TH ST
006	546675	0030	9/2/03	\$199,000	1850	0	7	1984	3	7263	N	N	27118 139TH PL SE
006	801623	0150	2/17/04	\$228,000	1850	0	7	1997	3	7841	N	N	12910 SE 261ST PL
006	546631	0440	5/5/03	\$172,000	1880	0	7	1983	3	3049	N	N	24927 144TH PL SE
006	505790	0220	1/22/04	\$235,835	1890	0	7	1999	3	4160	N	N	13113 SE 264TH PL
006	007400	0060	11/21/03	\$220,000	1900	0	7	1988	3	7313	N	N	25303 119TH PL SE
006	546631	0200	6/25/04	\$176,750	1900	0	7	1983	3	2514	N	N	24813 144TH PL SE
006	546631	0400	9/10/03	\$178,500	1900	0	7	1983	3	3049	N	N	24919 144TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	272205	9275	7/1/04	\$575,000	2290	0	7	1984	3	34548	Y	Y	13230 SE 260TH ST
006	212205	9028	2/7/03	\$220,000	2310	0	7	2001	3	6070	N	N	25526 122ND PL SE
006	801623	0180	9/13/04	\$285,000	2310	0	7	1997	3	8112	N	N	26125 129TH AV SE
006	282205	9311	2/12/03	\$232,000	2320	0	7	1995	3	11640	N	N	11625 SE 256TH ST
006	212205	9196	6/22/04	\$350,000	2380	0	7	2001	3	5940	N	N	25506 122ND PL SE
006	282205	9219	6/17/04	\$330,000	2390	0	7	2000	3	14841	N	N	11613 SE 256TH ST
006	058647	0040	2/4/04	\$263,000	2720	0	7	1999	3	5705	N	N	25623 129TH AV SE
006	058647	0210	5/30/03	\$289,000	3040	0	7	1999	3	6011	N	N	25710 130TH AV SE
006	058647	0180	4/27/04	\$302,500	3040	0	7	2000	3	5707	N	N	25724 130TH AV SE
006	058647	0340	8/19/04	\$293,000	3060	0	7	1999	3	5700	N	N	12915 SE 256TH PL
006	382650	0740	7/12/04	\$235,000	1040	440	8	1978	4	8400	N	N	24537 129TH PL SE
006	382650	1340	3/28/03	\$230,000	1090	530	8	1978	4	10880	N	N	13002 SE 246TH ST
006	382650	1250	6/29/03	\$232,000	1160	750	8	1978	4	7350	N	N	12939 SE 246TH ST
006	382650	0620	12/7/04	\$266,950	1180	800	8	1978	4	7420	N	N	12947 SE 245TH ST
006	382650	1120	9/15/03	\$195,360	1190	530	8	1977	4	7350	N	N	13012 SE 247TH PL
006	382650	1120	1/28/04	\$235,000	1190	530	8	1977	4	7350	N	N	13012 SE 247TH PL
006	382650	0560	8/21/03	\$208,000	1210	530	8	1978	3	8100	N	N	24515 131ST PL SE
006	382650	0510	6/8/04	\$252,950	1230	680	8	1977	4	8400	N	N	24608 131ST PL SE
006	382650	0170	4/23/03	\$228,000	1270	860	8	1978	4	8800	N	N	12928 SE 245TH ST
006	382650	0060	5/25/04	\$228,500	1270	470	8	1978	4	7840	N	N	24434 130TH PL SE
006	382650	0360	6/28/04	\$240,000	1280	610	8	1978	3	8400	N	N	12913 SE 247TH PL
006	382650	0380	10/30/03	\$202,500	1280	570	8	1978	4	7350	N	N	12927 SE 247TH PL
006	546950	1870	12/21/04	\$350,000	1330	990	8	1974	4	19272	N	N	24258 141ST PL SE
006	546880	0020	7/2/03	\$236,000	1380	360	8	1986	3	9730	N	N	14328 SE 256TH PL
006	382650	0290	5/21/04	\$265,800	1380	590	8	1978	4	7210	N	N	24509 128TH PL SE
006	801620	0160	12/20/04	\$275,950	1440	670	8	1991	3	6313	N	N	26211 131ST PL SE
006	221500	0010	10/15/04	\$259,950	1470	350	8	1988	3	12384	N	N	14402 SE 256TH PL
006	382650	0630	11/18/04	\$241,000	1490	0	8	1978	4	7560	N	N	12939 SE 245TH ST
006	381470	0180	7/23/03	\$240,000	1500	400	8	1986	3	7140	N	N	12716 SE 254TH PL
006	381470	0060	7/21/04	\$295,000	1520	460	8	1988	4	7573	N	N	12719 SE 254TH PL
006	221500	0080	4/4/03	\$249,950	1530	320	8	1988	3	9205	N	N	14403 SE 256TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	381470	0420	5/10/04	\$226,000	1540	0	8	1985	3	6972	N	N	25232 127TH AV SE
006	107960	0330	2/20/03	\$237,500	1550	480	8	1967	4	16263	N	N	12438 SE 258TH ST
006	418040	0090	7/16/03	\$230,000	1560	250	8	1966	4	10814	N	N	12235 SE 259TH PL
006	546950	1000	7/21/04	\$379,900	1570	1500	8	1972	4	13298	N	N	13911 SE 242ND PL
006	133028	0010	7/17/03	\$219,950	1580	0	8	2003	3	6767	N	N	12626 266TH ST
006	133028	0140	8/18/03	\$219,950	1580	0	8	2003	3	5856	N	N	26618 126TH PL SE
006	895580	0030	8/26/04	\$662,685	1580	1580	8	1962	4	11484	Y	Y	14633 SE 267TH PL
006	801620	0420	2/23/04	\$234,500	1590	0	8	1991	3	8716	N	N	12860 SE 262ND PL
006	546950	1740	9/24/04	\$382,000	1610	930	8	1975	4	13500	N	N	14314 SE 243RD ST
006	382650	0700	2/11/03	\$234,000	1630	440	8	1978	3	8000	N	N	24532 129TH PL SE
006	501580	0010	7/8/03	\$230,000	1630	0	8	1996	3	7074	N	N	13709 SE 255TH PL
006	546950	2670	7/9/04	\$306,000	1660	300	8	1977	4	14200	N	N	13613 SE 251ST PL
006	546950	1910	11/17/04	\$325,000	1670	830	8	1975	4	13500	N	N	24267 141ST PL SE
006	546950	2810	6/17/04	\$325,000	1680	0	8	1977	4	14522	N	N	25006 135TH AV SE
006	282205	9267	11/4/03	\$232,500	1690	1100	8	1967	3	10618	N	N	12453 SE 264TH ST
006	403050	0110	4/29/03	\$217,815	1700	0	8	1975	3	10125	N	N	13218 SE 261ST ST
006	769786	0490	2/18/04	\$238,950	1700	0	8	1986	3	7379	N	N	11810 SE 257TH ST
006	546950	1130	5/25/04	\$325,000	1720	730	8	1976	4	13000	Y	N	24312 138TH AV SE
006	546950	1090	6/23/03	\$345,000	1720	830	8	1974	4	16206	Y	N	24117 139TH AV SE
006	133028	0050	5/23/03	\$229,950	1770	0	8	2003	3	5717	N	N	26523 126TH PL SE
006	133028	0070	7/8/03	\$229,950	1770	0	8	2003	3	5866	N	N	12605 SE 266TH ST
006	133028	0080	6/26/03	\$229,950	1770	0	8	2003	3	5774	N	N	12607 SE 266TH ST
006	133028	0090	6/6/03	\$229,950	1770	0	8	2003	3	5728	N	N	12609 SE 266TH ST
006	133028	0110	7/8/03	\$229,950	1770	0	8	2003	3	5738	N	N	12619 SE 266TH ST
006	133028	0020	6/6/03	\$234,950	1770	0	8	2003	3	6133	N	N	12618 SE 266TH ST
006	133028	0150	7/18/03	\$234,950	1770	0	8	2003	3	6064	N	N	12627 266TH ST
006	133028	0120	7/21/03	\$234,000	1770	0	8	2003	3	6071	N	N	26621 126TH PL SE
006	381470	0070	8/2/04	\$244,000	1770	0	8	1989	3	7408	N	N	12727 SE 254TH PL
006	150970	0280	10/30/03	\$246,000	1790	0	8	2001	3	7981	N	N	24207 130TH AV SE
006	815577	0060	5/20/04	\$245,000	1790	0	8	2002	3	6771	N	N	24029 114TH PL SE
006	150970	0230	2/19/04	\$262,000	1790	0	8	2001	3	6720	N	N	24102 130TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	150970	0200	10/4/04	\$269,950	1790	0	8	2001	3	6720	N	N	24110 130TH AV SE
006	801620	0550	7/18/03	\$245,000	1790	0	8	1992	3	7000	N	N	12853 SE 262ND PL
006	150970	0170	5/27/04	\$255,000	1790	0	8	2000	3	5865	N	N	24126 130TH AV SE
006	381470	0130	8/19/03	\$241,000	1800	0	8	1986	3	6500	N	N	25333 128TH AV SE
006	801620	0320	3/16/04	\$269,950	1820	0	8	1992	3	6726	N	N	26232 129TH AV SE
006	546950	1180	6/19/03	\$325,000	1840	910	8	1976	4	15450	N	N	24204 138TH AV SE
006	383020	0220	2/25/04	\$205,000	1860	0	8	1966	3	9900	N	N	25407 117TH PL SE
006	660024	0020	8/9/04	\$262,000	1860	0	8	2000	3	5711	N	N	25309 122ND PL SE
006	660024	0110	7/26/04	\$267,500	1860	0	8	2000	3	6205	N	N	25312 122ND PL SE
006	546950	3670	5/13/04	\$455,000	1860	1200	8	1973	4	13020	N	N	24404 133RD AV SE
006	221500	0140	7/17/03	\$315,000	1880	0	8	1988	3	10050	N	N	14417 SE 257TH PL
006	670590	0130	5/27/03	\$243,000	1890	0	8	1990	3	7296	N	N	13322 SE 263RD PL
006	221500	0170	4/1/03	\$265,000	1890	0	8	1989	3	9782	N	N	14406 SE 258TH PL
006	546950	0260	6/4/03	\$329,400	1920	590	8	1977	3	19360	N	N	24264 133RD AV SE
006	382650	0890	3/18/03	\$212,450	1930	0	8	1977	4	7350	N	N	24530 128TH PL SE
006	209550	0250	3/22/04	\$267,950	1950	0	8	1995	3	8451	N	N	26225 125TH PL SE
006	724810	0090	9/8/03	\$249,000	1960	0	8	2001	3	6208	N	N	12221 SE 258TH PL
006	150970	0050	1/3/03	\$244,000	1960	0	8	2001	3	9898	N	N	24326 130TH AV SE
006	724810	0130	4/21/04	\$260,000	1960	0	8	2001	3	6494	N	N	12217 SE 258TH PL
006	783080	0337	9/4/03	\$253,000	1970	0	8	1997	3	12000	N	N	24429 106TH AV SE
006	501580	0030	9/7/04	\$262,000	1970	0	8	1995	3	6323	N	N	13721 SE 255TH PL
006	212205	9197	9/24/04	\$348,000	1980	0	8	2001	3	6955	N	N	25503 122ND PL SE
006	209550	0110	8/23/04	\$278,500	1990	0	8	1997	3	5556	N	N	26282 125TH PL SE
006	133028	0130	7/18/03	\$244,950	2000	0	8	2003	3	8060	N	N	26622 126TH PL SE
006	133028	0030	6/19/03	\$249,950	2000	0	8	2003	3	6218	N	N	26520 126TH PL SE
006	221500	0240	2/5/04	\$264,000	2000	0	8	1988	3	10225	N	N	14407 SE 258TH PL
006	282205	9354	6/24/04	\$299,950	2010	0	8	2004	3	7169	N	N	12507 SE 264TH ST
006	418040	0110	6/20/03	\$315,000	2020	1010	8	2003	3	6200	N	N	12236 SE 259TH ST
006	178670	0230	7/8/03	\$269,950	2030	0	8	1999	3	5158	N	N	13828 SE 254TH ST
006	209550	0010	8/23/04	\$282,950	2030	0	8	1997	3	6916	N	N	12409 SE 262ND PL
006	073920	0010	6/30/03	\$256,000	2040	0	8	1999	3	9601	N	N	11230 SE 244TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	534400	0010	1/22/04	\$259,950	2060	0	8	2004	3	5746	N	N	12425 SE 259TH ST
006	534400	0180	6/5/03	\$259,950	2060	0	8	2003	3	5700	N	N	12416 SE 259TH ST
006	534400	0200	2/27/04	\$259,950	2060	0	8	2003	3	5700	N	N	12408 SE 259TH ST
006	534400	0210	10/8/03	\$259,950	2060	0	8	2003	3	6140	N	N	12402 SE 259TH ST
006	534400	0100	5/3/04	\$264,950	2060	0	8	2003	3	6500	N	N	12526 SE 259TH ST
006	534400	0080	8/22/03	\$267,950	2060	0	8	2003	3	6110	N	N	25904 125TH PL SE
006	329871	0260	8/16/04	\$238,950	2060	0	8	2004	3	4729	N	N	13117 SE 266TH ST
006	801620	0710	7/9/03	\$258,000	2060	0	8	1993	3	7000	N	N	13011 SE 263RD PL
006	381470	0410	11/5/03	\$252,000	2070	0	8	1989	3	6819	N	N	25238 127TH AV SE
006	418040	0150	1/20/03	\$256,000	2080	0	8	2003	3	5700	N	N	12220 SE 259TH PL
006	073920	0090	9/25/03	\$262,500	2080	0	8	2000	3	12075	N	N	24221 112TH AV SE
006	209550	0090	1/3/03	\$266,627	2110	0	8	1997	3	4902	N	N	26279 125TH PL SE
006	372880	0175	12/2/03	\$295,000	2120	0	8	1969	4	16128	N	N	14521 SE 264TH ST
006	282205	9008	4/1/04	\$360,000	2130	910	8	1968	4	42094	N	N	12836 SE 261ST PL
006	382650	0690	7/6/04	\$265,000	2130	0	8	1978	4	7200	N	N	24526 129TH PL SE
006	743605	0060	8/9/04	\$305,000	2140	0	8	1995	3	6136	N	N	26129 124TH PL SE
006	743605	0190	2/20/03	\$263,000	2150	0	8	1995	3	7500	N	N	26115 126TH AV SE
006	439703	0140	5/3/04	\$364,900	2170	0	8	1995	3	10240	Y	N	24122 145TH AV SE
006	073920	0050	3/17/03	\$259,900	2190	0	8	1999	3	10132	N	N	24216 112TH AV SE
006	801620	0010	10/10/03	\$256,000	2190	0	8	1991	3	7270	N	N	26260 131ST PL SE
006	801620	0700	4/7/04	\$269,950	2190	0	8	1991	3	7169	N	N	13005 SE 263RD PL
006	107960	0060	8/26/03	\$255,000	2190	0	8	1969	4	12992	N	N	25839 126TH AV SE
006	178670	0220	10/23/03	\$290,000	2210	0	8	1999	3	4881	N	N	13832 SE 254TH ST
006	534400	0120	4/15/04	\$309,950	2220	0	8	2003	3	6210	N	N	12518 SE 259TH ST
006	534400	0140	6/25/03	\$309,950	2220	0	8	2003	3	5700	N	N	12508 SE 259TH ST
006	418040	0070	7/28/03	\$270,000	2230	0	8	2003	3	5910	N	N	12229 SE 259TH PL
006	534400	0070	11/4/03	\$272,950	2230	0	8	2003	3	6105	N	N	25906 SE 125TH PL
006	534400	0030	7/9/03	\$274,950	2230	0	8	2003	3	5708	N	N	12505 SE 259TH ST
006	534400	0190	10/21/03	\$274,950	2230	0	8	2003	3	5700	N	N	12412 SE 259TH ST
006	534400	0090	3/4/04	\$275,950	2230	0	8	2004	3	5955	N	N	12523 SE 259TH ST
006	418040	0040	5/1/03	\$276,500	2230	0	8	2003	3	5757	N	N	12215 SE 259TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	282205	9348	3/12/04	\$301,450	2440	0	8	2003	3	6857	N	N	12502 SE 264TH ST
006	282205	9350	2/27/04	\$301,450	2440	0	8	2003	3	6858	N	N	12514 SE 264TH ST
006	282205	9346	4/26/04	\$313,450	2440	0	8	2004	3	7954	N	N	12426 SE 264TH ST
006	282205	9349	4/26/04	\$323,450	2440	0	8	2004	3	7955	N	N	12508 SE 264TH ST
006	418040	0120	3/18/04	\$311,000	2460	0	8	2003	3	6536	N	N	12232 SE 259TH PL
006	282205	9345	4/26/04	\$290,450	2460	0	8	2004	3	6857	N	N	12420 SE 264TH ST
006	743605	0150	9/30/03	\$292,000	2470	0	8	1997	3	6305	N	N	12517 SE 261ST ST
006	381470	0020	12/30/03	\$276,000	2480	0	8	1988	3	6630	N	N	25508 127TH AV SE
006	272205	9314	8/1/03	\$410,000	2490	0	8	2000	3	18100	N	N	25816 138TH AV SE
006	209550	0150	6/20/03	\$250,000	2500	0	8	1998	3	4981	N	N	26242 125TH PL SE
006	282205	9340	4/21/03	\$302,000	2510	0	8	2003	3	6606	N	N	25628 119TH PL SE
006	282205	9342	5/20/03	\$304,000	2510	0	8	2003	3	7017	N	N	25631 119TH PL SE
006	743605	0140	2/13/04	\$297,500	2520	0	8	1997	3	6500	N	N	12511 SE 261ST ST
006	418040	0030	7/16/03	\$280,000	2580	0	8	2003	3	5757	N	N	12211 SE 259TH PL
006	329575	0080	4/15/03	\$284,950	2590	0	8	1998	3	6916	N	N	24518 119TH PL SE
006	329575	0590	11/30/04	\$308,000	2590	0	8	1998	3	6166	N	N	24331 118TH AV SE
006	546950	2570	11/11/04	\$354,000	2590	0	8	1978	4	17160	N	N	25011 135TH AV SE
006	534400	0110	8/6/03	\$308,000	2600	0	8	2004	3	5814	N	N	12524 SE 259TH ST
006	546800	0175	9/24/04	\$366,000	2620	0	8	2004	3	7161	N	N	26615 128TH AV SE
006	801620	0070	1/17/03	\$269,500	2620	0	8	1992	3	13310	N	N	26230 131ST PL SE
006	801620	0620	9/17/03	\$279,990	2620	0	8	1993	3	7913	N	N	26229 129TH AV SE
006	546800	0060	6/8/04	\$377,800	2630	0	8	2004	3	13360	N	N	12724 SE 268TH ST
006	546950	2820	2/19/03	\$310,000	2650	0	8	1977	4	12870	N	N	13507 SE 250TH ST
006	329575	0250	12/28/04	\$300,000	2760	0	8	1999	3	5859	N	N	24418 119TH AV SE
006	202205	9315	10/15/04	\$315,000	2840	0	8	1993	3	12000	N	N	24914 115TH AV SE
006	178670	0240	1/7/03	\$414,500	2870	1480	8	1999	3	7090	N	N	13904 SE 253RD PL
006	150970	0010	2/27/04	\$334,000	2960	0	8	2000	3	6858	N	N	12915 SE 243RD ST
006	546950	2720	10/31/03	\$310,000	1440	1200	9	1975	4	13803	Y	N	13710 SE 251ST PL
006	321156	0040	9/17/04	\$299,500	1510	630	9	1988	3	9641	N	N	13221 SE 253RD PL
006	546950	3390	6/3/04	\$468,000	1660	1400	9	1976	4	13640	N	N	25400 142ND AV SE
006	546950	3200	1/30/03	\$299,000	1800	0	9	1977	4	15730	N	N	25521 142ND AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	546950	3350	4/8/04	\$475,000	1850	980	9	1970	4	14729	N	N	25506 142ND AV SE
006	321156	0030	6/24/03	\$280,000	2050	0	9	1988	3	12294	N	N	13217 SE 253RD PL
006	222205	9133	4/22/04	\$425,000	2100	0	9	1986	3	91911	N	N	24048 146TH PL SE
006	150950	0350	4/28/04	\$294,950	2170	0	9	1994	3	8301	N	N	12840 SE 243RD ST
006	546875	0160	12/4/03	\$275,000	2180	0	9	1991	3	10640	N	N	25523 139TH AV SE
006	439701	0170	8/26/03	\$337,500	2180	0	9	1996	3	9800	N	N	14610 SE 247TH ST
006	546875	0120	7/16/03	\$271,500	2220	0	9	1990	3	6910	N	N	25425 139TH AV SE
006	546875	0140	7/27/04	\$315,000	2220	0	9	1990	3	10634	N	N	25513 139TH AV SE
006	546950	1540	11/15/04	\$438,000	2230	0	9	1977	4	18669	N	N	24712 142ND AV SE
006	439700	0300	2/21/03	\$310,000	2300	0	9	1992	3	17558	N	N	24410 147TH AV SE
006	439700	0420	6/22/04	\$380,000	2320	0	9	1993	3	12251	N	N	14612 SE 243RD PL
006	546950	0430	7/30/03	\$460,000	2360	0	9	1976	4	16536	N	N	24304 135TH AV SE
006	150950	0050	2/10/04	\$314,100	2390	0	9	1992	3	8501	N	N	24302 129TH AV SE
006	150950	0210	7/29/03	\$307,000	2440	0	9	1993	3	9572	N	N	12814 SE 241ST ST
006	546950	1320	1/15/04	\$575,000	2450	2290	9	1975	4	12740	Y	N	14015 SE 243RD ST
006	439701	0110	7/14/03	\$342,900	2490	0	9	1997	3	13878	Y	N	24625 145TH PL SE
006	178670	0050	8/14/03	\$339,950	2490	0	9	1997	3	6249	Y	N	25302 139TH PL SE
006	546950	2290	7/28/03	\$344,450	2500	0	9	1988	3	18868	N	N	24723 132ND PL SE
006	546791	0210	5/28/03	\$325,000	2500	0	9	1984	4	13095	N	N	26204 142ND AV SE
006	546950	2010	9/29/03	\$355,000	2510	0	9	1977	4	13248	N	N	13912 SE 241ST ST
006	150950	0100	9/4/03	\$305,000	2580	0	9	1993	3	8100	N	N	24114 129TH AV SE
006	439701	0480	8/8/03	\$344,300	2600	0	9	1994	3	10874	N	N	14624 SE 246TH PL
006	439700	0110	8/20/04	\$387,500	2610	0	9	1993	3	12779	N	N	24421 147TH AV SE
006	178670	0110	8/1/03	\$413,000	2620	1340	9	1995	3	6842	Y	N	13838 SE 252ND PL
006	439700	0480	2/3/04	\$357,500	2690	0	9	1992	3	10380	Y	N	14524 SE 243RD PL
006	178670	0080	6/16/04	\$415,000	2700	0	9	1999	3	6769	N	N	25230 139TH PL SE
006	178670	0140	3/26/04	\$390,000	2730	0	9	1995	3	8155	N	N	13820 SE 252ND PL
006	546950	0720	8/25/04	\$500,800	2730	0	9	1984	4	15435	N	N	13809 SE 246TH ST
006	439700	0040	11/12/04	\$385,000	2750	0	9	1991	3	9339	Y	N	14539 SE 243RD PL
006	546875	0130	6/16/03	\$309,950	2790	0	9	1990	3	6921	N	N	25507 139TH AV SE
006	150950	0260	4/13/04	\$351,990	2840	0	9	1992	3	8621	N	N	12819 SE 241ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	178670	0330	2/12/03	\$317,000	2850	0	9	1996	3	8174	N	N	13839 SE 252ND PL
006	178670	0170	4/30/03	\$372,000	3060	0	9	1996	3	11154	Y	N	25227 138TH PL SE
006	546950	0900	8/19/03	\$459,000	3080	0	9	1986	4	15100	N	N	24339 140TH AV SE
006	439702	0010	8/10/04	\$475,000	3110	0	9	1996	3	17903	Y	N	24612 144TH AV SE
006	439701	0030	1/23/04	\$374,950	3130	0	9	1994	3	11026	Y	N	24329 145TH PL SE
006	439701	0120	2/12/03	\$340,000	3140	0	9	1996	3	11050	N	N	24710 145TH PL SE
006	439701	0430	3/10/04	\$385,000	3140	0	9	1995	3	9111	N	N	24511 146TH PL SE
006	546950	0250	6/23/03	\$465,000	3280	0	9	1988	4	14000	N	N	13306 SE 243RD PL
006	546950	1670	3/5/03	\$545,000	3600	0	9	1989	4	16380	N	N	24623 144TH AV SE
006	769060	0020	7/23/04	\$297,350	2220	0	10	2004	3	2967	N	N	24254 143RD AV SE
006	546950	3340	4/15/03	\$455,000	2290	0	10	1982	3	14560	N	N	25516 142ND AV SE
006	546950	1810	4/16/03	\$550,000	3080	0	10	1997	3	18600	Y	N	14126 SE 243RD ST
006	546950	2980	9/23/03	\$468,000	3180	0	10	1986	4	17825	N	N	25109 142ND AV SE
006	546950	1450	4/22/04	\$540,000	3370	740	10	1983	4	14000	N	N	24705 142ND AV SE
006	546950	3660	3/31/04	\$537,500	3400	0	10	1988	4	12800	Y	N	24412 133RD AV SE
006	546950	1420	5/12/03	\$565,000	3860	0	10	1985	4	14484	N	N	24525 142ND AV SE
006	202205	9293	10/29/03	\$318,300	2310	0	11	2004	3	13910	N	N	25225 114TH AV SE

Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	000660	0004	11/15/03	\$222,900	ImpCount
005	019650	0010	11/30/04	\$314,950	%Compl ActivePermitBeforeSale>25K
005	019650	0030	11/17/04	\$317,950	%Compl ActivePermitBeforeSale>25K
005	019650	0050	12/1/04	\$318,500	%Compl ActivePermitBeforeSale>25K
005	019650	0110	8/30/04	\$309,950	%Compl ActivePermitBeforeSale>25K
005	027370	0045	4/11/03	\$180,000	QUESTIONABLE PER APPRAISAL
005	027380	0090	8/6/04	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	116400	0080	11/17/03	\$164,999	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	132204	9023	12/23/03	\$53,847	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
005	132204	9137	4/14/03	\$175,000	FORCED SALE
005	133230	0070	5/15/03	\$78,500	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
005	133230	0190	8/30/04	\$284,990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	155280	0180	9/11/03	\$54,158	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
005	159860	0231	7/28/03	\$420,000	ImpCount
005	161250	0003	4/24/03	\$126,937	FORCED SALE
005	161250	0060	4/29/04	\$125,000	DIAGNOSTIC OUTLIER
005	161250	0065	3/28/03	\$152,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	182205	9102	8/19/03	\$239,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	182205	9169	8/20/04	\$245,623	EXEMPT FROM EXCISE TAX
005	182205	9169	12/14/04	\$231,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	182205	9297	11/24/04	\$183,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	186390	0025	5/13/04	\$145,000	Obsol
005	186390	0125	4/23/04	\$80,358	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
005	186390	0240	4/23/04	\$167,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	192205	9136	11/20/03	\$205,500	MULTI-PARCEL SALE
005	192205	9234	9/29/03	\$347,500	DIAGNOSTIC OUTLIERS
005	192205	9235	5/27/03	\$500	DORRatio
005	192205	9356	11/17/04	\$205,866	EXEMPT FROM EXCISE TAX
005	192205	9453	8/10/04	\$288,450	%Compl ActivePermitBeforeSale>25K
005	192205	9454	9/3/04	\$295,850	%Compl
005	195260	0040	4/1/03	\$94,400	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
005	292205	9049	4/1/03	\$107,000	DIAGNOSTIC OUTLIERS
005	330802	0030	2/21/03	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	330803	0060	5/27/04	\$309,950	RELOCATION - SALE BY SERVICE
005	330803	0060	4/12/04	\$309,950	RELOCATION - SALE TO SERVICE
005	337580	0150	1/12/04	\$248,950	RELOCATION - SALE BY SERVICE
005	337580	0150	1/12/04	\$248,950	RELOCATION - SALE TO SERVICE
005	337580	0210	6/9/03	\$74,231	REL PARTY, FRIEND, OR NEIGH; STATEMENT TO DOR
005	383215	0280	2/26/04	\$248,500	QUESTIONABLE PER SALES IDENTIFICATION
005	553980	0033	10/24/03	\$82,000	DORRatio
005	614660	0090	4/4/04	\$130,516	EXEMPT FROM EXCISE TAX
005	614660	0105	1/27/03	\$121,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	614660	0255	5/13/03	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	614660	0280	11/20/03	\$189,950	QUESTIONABLE PER APPRAISAL
005	614660	0290	6/23/03	\$163,000	ImpCount

Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	614660	0340	10/6/04	\$116,800	DIAGNOSTIC OUTLIER
005	614660	0451	3/31/04	\$178,000	Obsol
005	614760	0255	5/15/03	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR UnFinArea
005	720900	0010	4/5/04	\$208,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	775780	0225	10/26/04	\$190,000	Obsol
005	775780	0300	11/6/03	\$234,500	DIAGNOSTIC OUTLIERS
005	803520	0195	5/21/04	\$78,877	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
005	885650	0060	5/11/04	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	914710	0010	1/8/03	\$97,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	914900	0100	4/9/04	\$195,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
005	918370	0893	11/2/04	\$339,950	%Compl ActivePermitBeforeSale>25K
005	918370	0895	12/2/04	\$359,950	%Compl ActivePermitBeforeSale>25K
005	918370	1030	5/3/04	\$127,500	diAGNOSTIC OUTLIER
005	918370	2250	5/24/04	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	918370	2315	12/18/03	\$142,000	QUESTIONABLE PER APPRAISAL DORRatio
005	918370	3155	5/16/03	\$162,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	918370	3386	7/29/04	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	919710	0090	9/22/03	\$75,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
005	919710	0265	11/3/03	\$62,057	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
005	919710	0361	9/23/03	\$154,000	UnFinArea
005	919710	0374	6/24/03	\$26,707	PART INTEREST (103, 102, Etc.); STATEMENT TO DOR
006	007400	0050	8/15/03	\$212,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	058647	0020	9/10/03	\$115,395	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
006	058647	0170	3/21/03	\$119,500	PARTIAL INTEREST (103, 102, Etc.) DORRatio
006	133029	0100	5/2/03	\$250,000	RELOCATION - SALE BY SERVICE
006	133029	0100	5/2/03	\$250,000	RELOCATION - SALE TO SERVICE
006	150950	0340	7/31/03	\$285,000	RELOCATION - SALE BY SERVICE
006	150950	0340	7/31/03	\$285,000	RELOCATION - SALE TO SERVICE
006	150950	0450	5/21/04	\$159,802	QUIT CLAIM DEED DORRatio
006	179030	0380	3/17/03	\$45,000	DORRatio
006	202205	9020	5/3/04	\$120,000	QUIT CLAIM DEED; EXMPT FROM EXCTAX DORRatio
006	202205	9083	12/8/03	\$475,000	QUESTIONABLE PER APPRAISAL; ESTATE ADMINIS
006	202205	9107	3/15/04	\$72,060	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
006	202205	9139	3/20/03	\$20,000	DORRatio
006	202205	9293	4/28/03	\$90,000	DORRatio
006	209550	0100	3/26/03	\$257,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	212205	9003	10/13/04	\$350,000	GOVERNMENT AGENCY
006	212205	9073	11/18/03	\$585,000	QUESTIONABLE PER APPRAISAL
006	212205	9118	7/7/04	\$70,652	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
006	212205	9125	1/12/04	\$273,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	212205	9150	12/20/04	\$430,000	DIAGNOSTIC OUTLIERS
006	212205	9194	1/29/03	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	212205	9195	1/27/03	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	212205	9203	11/29/04	\$322,950	%Compl ActivePermitBeforeSale>25K
006	221291	0650	2/27/04	\$186,200	RELOCATION - SALE BY SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	221291	0650	2/27/04	\$186,200	RELOCATION - SALE TO SERVICE
006	222205	9060	5/12/04	\$268,000	DIAGNOSTIC OUTLIERS
006	232205	9007	11/3/03	\$170,000	DORRatio
006	232205	9007	8/30/04	\$80,823	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
006	272205	9051	9/3/04	\$360,000	BANKRUPTCY - REC OR TRUSTEE; EXEMPT
006	272205	9073	9/15/03	\$305,340	QUESTIONABLE PER APPRAISAL
006	272205	9105	6/17/03	\$252,000	NON REP
006	272205	9108	12/22/03	\$437,000	QUESTIONABLE PER APPRAISAL
006	272205	9149	7/22/04	\$760,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	272205	9253	6/11/03	\$495,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	272205	9256	9/9/03	\$1,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	282205	9015	4/5/04	\$1,150,000	DIAGNOSTIC OUTLIER
006	282205	9176	7/22/04	\$187,000	QUESTIONABLE PER SALES IDENTIFICATION
006	282205	9354	11/6/03	\$98,950	DORRatio
006	320485	0100	11/8/04	\$189,400	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	329575	0250	6/8/04	\$273,700	RELATED PARTY, FRIEND, OR NEIGHBOR
006	329575	0510	9/2/03	\$257,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	329871	0010	9/8/04	\$254,595	%Compl ActivePermitBeforeSale>25K
006	329871	0020	10/5/04	\$242,950	%Compl ActivePermitBeforeSale>25K
006	329871	0030	9/15/04	\$253,450	%Compl
006	329871	0040	8/4/04	\$142,058	%Compl
006	329871	0070	9/8/04	\$248,950	%Compl ActivePermitBeforeSale>25K
006	329871	0080	9/21/04	\$254,850	%Compl
006	329871	0100	8/17/04	\$249,450	%Compl ActivePermitBeforeSale>25K
006	329871	0120	9/9/04	\$251,450	%Compl ActivePermitBeforeSale>25K
006	329871	0130	9/29/04	\$259,950	%Compl ActivePermitBeforeSale>25K
006	329871	0150	12/1/04	\$269,950	%Compl ActivePermitBeforeSale>25K
006	329871	0160	10/19/04	\$249,950	%Compl ActivePermitBeforeSale>25K
006	329871	0170	10/26/04	\$253,950	%Compl ActivePermitBeforeSale>25K
006	329871	0190	11/9/04	\$250,450	%Compl ActivePermitBeforeSale>25K
006	329871	0200	8/26/04	\$241,950	%Compl ActivePermitBeforeSale>25K
006	329871	0210	8/5/04	\$238,950	%Compl
006	329871	0230	9/29/04	\$260,500	%Compl
006	329871	0250	8/11/04	\$252,600	%Compl ActivePermitBeforeSale>25K
006	351200	0100	4/1/03	\$186,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	351210	0110	12/14/04	\$279,950	Obsol UnFinArea
006	372880	0125	3/7/03	\$268,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	372880	0155	8/4/03	\$105,000	%Compl
006	372880	0170	8/28/03	\$245,000	TEAR DOWN %Compl
006	381470	0330	2/25/03	\$231,000	DIAGNOSTIC OUTLIERS
006	382650	0330	7/23/04	\$113,069	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
006	382650	0580	4/28/04	\$235,000	RELOCATION - SALE BY SERVICE
006	382650	0580	4/19/04	\$235,000	RELOCATION - SALE TO SERVICE
006	383021	0780	5/16/03	\$37,594	REL PARTY, FRIEND, OR NEIGH; STATEMENT TO DOR
006	386500	0070	12/15/03	\$217,100	RELOCATION - SALE BY SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	386500	0070	12/15/03	\$217,100	RELOCATION - SALE TO SERVICE
006	403050	0181	1/27/03	\$675,000	RELOCATION - SALE BY SERVICE
006	403050	0181	1/27/03	\$675,000	RELOCATION - SALE TO SERVICE
006	405110	0010	6/24/03	\$169,329	BANKRUPTCY - RECEIVER OR TRUSTEE
006	405110	0070	4/14/04	\$167,161	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	405110	0070	6/14/04	\$204,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	405111	0030	3/24/04	\$78,373	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
006	405111	0280	8/19/04	\$156,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	405130	0030	4/16/04	\$41,484	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
006	405130	0180	4/17/03	\$5,152	EXEMPT FROM EX. TAX; REL PARTY,FRIEND,OR NEIGH
006	405130	0180	6/24/03	\$2,446	PARTL INTEREST (103, 102, Etc.); EXEMPT EXCISE TAX
006	405130	0180	5/16/03	\$2,446	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
006	405130	0180	1/15/03	\$5,146	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
006	405130	0180	2/21/03	\$5,152	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
006	405130	0180	3/27/03	\$5,152	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
006	418040	0010	4/15/03	\$285,950	UnFinArea
006	418040	0090	12/27/04	\$106,551	QUIT CLAIM DEED DORRatio
006	439701	0150	5/19/04	\$425,000	RELOCATION - SALE BY SERVICE
006	439701	0150	5/27/04	\$425,000	RELOCATION - SALE TO SERVICE
006	534400	0020	5/19/03	\$167,700	Obsol DORRatio
006	534400	0040	10/14/03	\$263,480	RELATED PARTY, FRIEND, OR NEIGHBOR
006	534400	0130	2/28/03	\$85,500	DORRatio
006	534400	0150	1/31/03	\$158,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	541231	0030	3/21/03	\$218,000	RELOCATION - SALE BY SERVICE
006	541231	0030	2/24/03	\$218,000	RELOCATION - SALE TO SERVICE
006	546630	0160	5/22/03	\$168,950	RELOCATION - SALE BY SERVICE
006	546630	0160	3/19/03	\$168,950	RELOCATION - SALE TO SERVICE
006	546631	0400	9/10/03	\$178,500	RELOCATION - SALE TO SERVICE
006	546631	0490	8/13/04	\$36,666	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
006	546631	0660	9/28/04	\$148,000	RELOCATION - SALE BY SERVICE
006	546631	0660	9/28/04	\$148,000	RELOCATION - SALE TO SERVICE
006	546631	0720	3/29/04	\$143,950	QUESTIONABLE PER APPRAISAL
006	546675	0330	11/1/04	\$238,000	RELOCATION - SALE BY SERVICE
006	546675	0330	10/29/04	\$238,000	RELOCATION - SALE TO SERVICE
006	546800	0060	9/23/03	\$57,500	DORRatio
006	546800	0175	3/31/03	\$75,000	DORRatio
006	546800	0177	8/25/04	\$344,950	%Compl ActivePermitBeforeSale>25K
006	546880	0060	12/22/04	\$79,938	DORRatio
006	546950	0260	5/24/03	\$329,400	RELOCATION - SALE TO SERVICE
006	546950	0610	12/2/04	\$445,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546950	0810	1/15/04	\$585,000	DIAGNOSTIC OUTLIERS
006	546950	0860	4/8/03	\$433,000	DIAGNOSTIC OUTLIERS
006	546950	1490	7/27/04	\$750,000	DIAGNOSTIC OUTLIERS
006	546950	1890	5/17/04	\$142,000	DORRatio
006	546950	1890	5/7/04	\$93,517	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH

Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	546950	2030	8/24/04	\$362,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	546950	2840	5/12/04	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546950	3020	7/3/03	\$539,950	NON-REPRESENTATIVE SALE
006	682980	0050	7/29/04	\$165,000	UnFinArea
006	714020	0250	8/26/03	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	714020	0420	8/12/04	\$208,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	743605	0070	12/22/03	\$265,000	RELOCATION - SALE TO SERVICE
006	769787	0600	11/5/04	\$207,000	EXEMPT FROM EXCISE TAX
006	769792	0400	8/26/03	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	769792	0500	2/24/04	\$237,950	RELOCATION - SALE BY SERVICE
006	769792	0500	2/24/04	\$237,950	RELOCATION - SALE TO SERVICE
006	776340	0005	11/5/03	\$40,000	DORRatio
006	783080	0091	6/20/03	\$20,000	DORRatio
006	801620	0470	12/5/03	\$236,000	RELOCATION - SALE BY SERVICE
006	801620	0470	11/18/03	\$236,000	RELOCATION - SALE TO SERVICE
006	801620	0750	2/24/04	\$242,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	801623	0060	6/13/03	\$233,750	BANKRUPTCY - RECEIVER OR TRUSTEE
006	801626	0040	4/9/03	\$271,400	RELOCATION - SALE BY SERVICE
006	801626	0040	4/9/03	\$271,400	RELOCATION - SALE TO SERVICE
006	880100	0030	4/24/03	\$31,856	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)

Vacant Sales Used in this Annual Update Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
5		9097	04/14/04	\$71,500	6534	Y	N
5	182205	9097	04/14/04	\$71,500	6534	Y	N
5	192205	9006	04/12/04	\$185,000	88062	N	N
5	192205	9165	10/30/03	\$117,000	27007	Y	N
5	192205	9283	10/27/04	\$80,000	46400	N	N
5	192205	9375	10/06/03	\$181,000	85813	N	N
5	302205	9019	02/06/04	\$140,000	209523	Y	N
5	383100	0020	09/29/03	\$82,000	8800	Y	N
5	917960	0370	12/08/03	\$78,500	4000	N	N
6	113760	0011	10/14/03	\$90,000	8255	N	N
6	222205	9046	04/28/03	\$100,000	35661	N	N
6	222205	9098	12/08/04	\$90,000	22651	N	N
6	222205	9098	12/20/04	\$130,000	22651	N	N
6	272205	9170	11/03/04	\$99,950	39374	N	N
6	282205	9238	07/20/04	\$192,000	84020	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	383100	0020	09/29/03	\$82,000	QUESTIONABLE PER APPRAISAL;
6	113760	0011	09/14/04	\$308,900	BUILDER SALE
6	113760	0061	04/13/04	\$265,000	BUILDER SALE
6	126340	0010	12/07/04	\$318,500	BUILDER SALE
6	126340	0020	12/26/04	\$329,950	BUILDER SALE
6	212205	9226	11/10/04	\$160,000	BUILDER SALE
6	272205	9001	05/15/03	\$9,144	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	292205	9072	08/19/04	\$166,000	DIAGNOSTIC OUTLIER
6	329871	0090	12/16/04	\$294,500	BUILDER SALE
6	329871	0180	11/01/04	\$277,950	BUILDER SALE
6	329871	0220	11/22/04	\$258,000	BUILDER SALE
6	329871	0240	12/30/04	\$250,500	BUILDER SALE
6	418040	0160	09/08/03	\$112,727	NEW IMP
6	546800	0120	03/31/04	\$10,000	QUIT CLAIM DEED; STATEMENT TO DOR;
6	546800	0120	05/13/04	\$54,900	BUILDER SALE



King County
Department of Assessments
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr